



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, APRIL 28, 2025
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE**

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
WWW.ZOOM.US/JOIN OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304**

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

WORK SESSION A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's input, City Council deliberation and formal City action. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Discussion regarding an Operational Strategy Plan for the Kaufman Police Department.
2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

WORK SESSION ADJOURNMENT

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

PROCLAMATION

3. Child Abuse Prevention Month - April 2025
4. Economic Development Week - May 11 through May 17

RECOGNITION

5. Business of the Month - Kaufman Lumber
6. KISD Band State Qualifier - Clarinet - Journey Fuentes

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the March 24, 2025, Work Session and Regular City Council meeting.
8. Consider and take appropriate action on the minutes from the April 14-15, 2024, City Council Planning Retreat Meeting.
9. Consider and take appropriate action regarding the Hazard Mitigation Grant Program Application Certification for Grant #4798 on behalf of the City of Kaufman related to the Love Street Drainage Project; and authorize the Mayor or his designee to execute the necessary documents.
10. Consider and take appropriate action on Resolution R-10-25, a resolution of the City Council of the City of Kaufman, amending the Authorized Representatives for TexPool Investments, a public funds investment pool.
11. Consider and take appropriate action on the authorization for the use of Street Maintenance Funds in an amount not to exceed \$169,253.98 for the mill and overlay of S. Jackson St. from W. 10th St. to Fair Rd. and S. Clay St. from W 4th St. to Fair Rd.
12. Consider and take appropriate action on Resolution R-11-25, a resolution of the City Council of the City of Kaufman, accepting public improvements for Wayne Gent Drive and Prairie Branch Road, and establishing the date for City ownership and maintenance.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

13. Consider and take appropriate action on Resolution R-09-25, a resolution of the City Council of the City of Kaufman, Texas, directing publication of notice of intention to issue certificates of obligation; and resolving other matters related to the subject.
14. Consider and take appropriate action regarding Ordinance O-12-25, an ordinance of the City Council of the City of Kaufman, amending Ordinance No. O-18-24, adopting the 2024-2025 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

15. Consider and take appropriate action on the **Conveyance Plat** for JWS Land, LTD situated on **13.5068 acres** of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 and 4, City of Kaufman, Kaufman County, Texas, said property being generally located at 400 Block of Kings Fort Parkway. (Case No: CP-01-25)
16. Consider and take appropriate action on the **Final Plat for Highland Meadows Phase 2**, situated on **44.224 acres** of land (Property ID 16826) out of the Thomas Beedy Survey, Abstract No. 21 and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, said property being generally located on the south side of State Highway 243 at Ola Road. (Case No: FP-03-25)
17. Consider and take appropriate action on the **First Amendment to the First Amended and Restated Development Agreement** between the City of Kaufman, Texas and Tejas Wycliff Properties, LLC – 2727 Kaufman Series, a Texas limited liability company, GSI Baylor, LLC, a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, for development of an approximate **132.10 acres** (Property IDs 2199, 2206, 2207, 187114, 213257, and 213258) situated in the T. Beedy Survey, Abstract No. 21 in the City's Extra-Territorial Jurisdiction (ETJ), Kaufman County, Texas, generally located on the west side of Farm-to-Market Road 2727, approximately 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive; and authorizing the Mayor or designee to execute necessary documents. (The Trails)

PUBLIC HEARING

18. Conduct a public hearing, consider, and take appropriate action on Ordinance O-08-25, an ordinance of the City Council of the City of Kaufman, Texas, **annexing** the hereinafter described property of approximately **73.09 acres**, generally located on the west side of Farm-to-Market Road 2727, roughly 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive (Property IDs 2199, 213257, and 213258), situated in the Thomas Beedy Survey, Abstract No. 21, in the City of Kaufman, Kaufman County, Texas, and extending the boundary limits of said City so as to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City, adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-01-25 / The Trails Parcel 1)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-08-25
19. Conduct a public hearing, consider, and take appropriate action on Ordinance O-09-25, an ordinance of the City Council of the City of Kaufman, Texas, **annexing** the hereinafter described property of approximately **59.01 acres**, generally located on the west side of Farm-to-Market Road 2727, roughly 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive (Property IDs 2206, 2207, and 187114), situated in the Thomas Beedy Survey, Abstract No. 21, in the City of Kaufman, Kaufman County, Texas, and extending the boundary limits of said City so as to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City,

adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-02-25 / The Trails Parcel 2)

- a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-09-25
20. Continue a public hearing consider and take appropriate action on Ordinance O-10-25, an ordinance of the City Council of the City of Kaufman, Texas, amending Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to **zone** approximately **132.1 acres** (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25 & A-02-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)
- a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-10-25
21. Conduct a public hearing, consider and take appropriate action on Ordinance O-11-25, an ordinance of the City Council of the City of Kaufman, Texas, amending Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to **rezone** an approximate **50.31 acre** tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Planned Development-1 ("PD-1") to a Planned Development ("PD-32") with a base zoning of Commercial ("C") District, for expansion of the school, said property being generally located on the north-east corner of South Houston Street and State Highway 34. (Property ID 189566). (Case No: Z-06-25)
- a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-11-25

APPOINTMENT

22. Consider and take appropriate action on the appointment of two (2) members to the Parks and Recreation Board for an unexpired term to expire in March 2026.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

23. Receive an update and discussion regarding the following:
- a. Discussion Items Report (DIR)

- b. STAR Transit Ridership Report - March 2025
- c. Careflite Compliance Report - March 2025
- d. Fire Department Monthly Report - March 2025
- e. Police Department Monthly Report - March 2025
- f. Development Services Monthly Report - March 2025
- g. Monthly Calendars Attached

EXECUTIVE SESSION

24. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Project AC/DC

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

25. Consider and take appropriate action, if any, on matters discussed in Executive Session.

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, APRIL 25, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING WWW.ZOOM.US/JOIN OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 883 6927 8412 PASSWORD: 562304**

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



City of Kaufman

Proclamation

WHEREAS, In the state of Texas, we believe that each child thrives in a safe, stable, and nurturing home in their community but unfortunately, child abuse does occur, and it is a significant issue that impacts our community; and

WHEREAS, Each year, the month of April is dedicated to recognizing the critical work being done across our great state to support families before and after a crisis occurs; and

WHEREAS, Child abuse prevention cannot be tasked to one community, agency, or system. Behind many families that succeeded is a strong community that provides a way for the family to meet their needs and ultimately provide the child with the safe, stable, and nurturing home they need to thrive; and

WHEREAS, Empower, a collaborative model of community-based care, empowers children, families, and community partners; and

WHEREAS, Kaufman County Children's Advocacy Center (CAC) provides justice and health for children and families impacted by abuse through it support of a collaborative, child-centered response; and

WHEREAS, Kaufman County Child Welfare Board, part of the Texas Region 3 Council of Child Welfare Board, supports a statewide network of volunteers concerned with the welfare of children and funds the needs of children in care; and

WHEREAS, Lone Star CASA elevates the voices of children in Kaufman and Rockwall County who have experienced abuse and neglect by providing trained volunteer advocates to work alongside children and families so they can achieve safety and stability to fulfill their potential; and

WHEREAS, R.E.A.C.H. Child Placing Agency provides loving foster homes for children to heal from experienced abuse and/or neglect who enter into the Texas foster care system until children can return home safely or are adopted by their forever families; and

WHEREAS, A. Fern Norville Shelter Foundation enhances the quality of life for children and young adults who are displaced from their families or who are involved in the foster care system due to abuse, neglect or abandonment; and

WHEREAS, Bikers Against Child Abuse works to empower children by providing emotional support and shielding them from further abuse; and

WHEREAS, Together, we can create a brighter future for children, families, and communities in the City of Kaufman and ensure future leaders have the support they need to thrive and reach their potential.

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, and on behalf of the Kaufman City Council, do hereby proclaim April 2025, as:

Child Abuse Prevention Month

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 28th day of April 2024.

Jeff Jordan, Mayor, City of Kaufman

The logo features a red five-pointed star to the left of the word "Kaufman" in a large, bold, blue serif font. Above "Kaufman" is the text "City of" in a smaller, red, sans-serif font. Below "Kaufman" is the word "Proclamation" in a black, gothic-style serif font.

City of Kaufman Proclamation

WHEREAS, the International Economic Development Council is the largest professional economic development organization dedicated to serving economic developers, and

WHEREAS, the International Economic Development Council provides leadership and excellence in economic development for communities, members, and partners through conferences, training courses, advisory services, and research, in-depth publications, public policy advocacy, and initiatives such as the Certified Economic Developer designation, and

WHEREAS, economic developers promote economic well-being and quality of life for their communities by creating, retaining, and expanding jobs that facilitate growth, enhance wealth, and provide a stable tax base, and

WHEREAS, economic developers stimulate and incubate entrepreneurship in order to help establish the next generation of new businesses, which is the hallmark of the American economy, and

WHEREAS, economic developers are engaged in a wide variety of settings, including rural and urban, local, state, provincial, and federal governments, public-private partnerships, chambers of commerce, universities, and a variety of other institutions, and

WHEREAS, economic developers attract and retain high-quality jobs, develop vibrant communities, and improve the quality of life in their regions, and

WHEREAS, the City of Kaufman, Texas, and Kaufman Economic Development Corporation promote business, job creation, and commercial development opportunities in the community,

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, and on behalf of the Kaufman City Council, do hereby proclaim the week of May 11, 2025, through May 17, 2025, as:

Economic Development Week

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 28th day of April 2025.

Jeff Jordan, Mayor, City of Kaufman



Meeting
Date: 4/28/2025

Date: 04/07/2025

Item #: 7.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the March 24, 2025, Work Session and Regular City Council meeting.

BACKGROUND:

The minutes from the March 24, 2025, Work Session and Regular City Council Meeting are attached for review.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the March 24, 2025, Work Session and Regular City Council Meeting.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



**MINUTES OF THE
WORK SESSION – 6:00 P.M.
AND REGULAR CITY COUNCIL MEETING – 6:30 P.M.
MONDAY, MARCH 24, 2025
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Pro-Tem Phillips called the work session to order at 6:00 p.m. Councilmembers present were Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Jordan was absent. Mayor Pro-Tem Phillips declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Cynthia Kirchoff, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Finance Manager LaJohnna Wells, Economic Development Director Stewart McGregor, Development Services Director Johnny Bray, Utilities Superintendent Jordan Elder, Police Captain Colter Leftwich, and Police Chief Les Edwards.

WORK SESSION A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's input, City Council deliberation and formal City action. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Discussion and review of the timeline for a Certificate of Obligation issuance for a Wastewater Treatment Plant Project.

Mr. Holder presented and discussed the plan for upgrades to the Waste Water Treatment Plant. He reviewed the estimated cost and proposed funding sources for the upgrades. He also informed the Council about additional water and sewer lines around the city that need repair.

2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items.

Mr. Holder briefly reviewed items 8, 9, 10, and 13 on the Regular Session Agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Pro-Tem Phillips adjourned the work session at 6:16 p.m.

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Jordan called the City Council meeting to order at 6:30 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Jordan declared a quorum present. Also, present were City Manager Mike

Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Cynthia Kirchoff, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Finance Manager LaJohnna Wells, Economic Development Director Stewart McGregor, Development Services Director Johnny Bray, Utilities Superintendent Jordan Elder, Police Captain Colter Leftwich, and Police Chief Les Edwards.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

No comments were given.

RECOGNITION

3. Business of the Month - Borders and Long Oil, Inc.

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Chief Executive Officer of the Kaufman Chamber of Commerce, presented Borders and Long Oil, Inc. with the March 2025 Business of the Month recognition.

4. Certified Government Finance Officer Designation - LaJohnna Wells

Mayor Jordan, Ms. Wennerstrom, and Mr. Holder recognized LaJohnna Wells for achieving her Certified Government Finance Officer Designation.

5. TEDC's Certificate of Achievement in Economic Excellence - Kaufman Economic Development Corporation

Mayor Jordan and Mr. Holder recognized the Kaufman Economic Development Corporation for receiving the TEDC's Certificate of Achievement in Economic Excellence.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the February 24, 2025, Tax Increment Reinvestment Zone #4 and Regular City Council meeting.

7. Consider and take appropriate action on Resolution R-03-25, a resolution of the City Council of the City of Kaufman, Texas, approving an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street, State Highway 34 (Washington Street) from SH-243 to E. Fair Street, and E. Fair Street from SH-34 bypass to Washington Street on Saturday, July 5, 2025, from 7:00 a.m. until 12:00 p.m. for the purpose of the 2025 Red, White, & BOOM Event and Parade; authorizing the City Manager to execute necessary documents; and providing for an effective date.

8. Consider and take appropriate action on Resolution R-06-25, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution F-08-22, which authorized the award of a professional service provider contract for the Texas Hazard Mitigation Assistance (HMA) project funded through the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB); and authorizing the City to publish an updated Request for Qualifications for the same.
9. Consider and take appropriate action on Resolution R-07-25, a resolution of the City Council of the City of Kaufman, approving an emergency purchase order from No-Digtec, LLC for a sewer line repair on N. Washington St. between E. 1st North St. and E. Elmo St. for an amount not to exceed \$70,000.00; and authorize the City Manager to execute necessary documents.
10. Consider and take appropriate action on Resolution R-08-25, a resolution of the City Council of the City of Kaufman, approving an emergency purchase order from J & K Excavation, LLC, for a sewer line repair on Adams Lane for an amount not to exceed \$100,000.00; and authorize the City Manager to execute necessary documents.

Councilmember Nelson made a motion to approve Consent Agenda Items 6 through 10 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

END OF CONSENT AGENDA

PRESENTATION/ACTION ITEM

11. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2023-2024 Financial Audit Report and discussion of the same.

Danny Strunc, Certified Public Accountant with YWRD, presented the City of Kaufman Fiscal 2023-2024 Financial Audit to the Council.

- a. Consider and take appropriate action on the acceptance of the Fiscal Year 2023-2024 Financial Audit Report.

Councilmember Nelson made a motion to accept the Fiscal Year 2023-2024 Financial Audit Report as presented. The motion was seconded by Councilmember Longenecker and passed 7/0.

PUBLIC HEARING

12. Conduct a public hearing, consider and take appropriate action on Ordinance O-07-25, an ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to rezone an approximate 142.35-acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses with a base zoning district of Light Industrial (LI) District, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road. (Property IDs 5313, 5388, 49240, 178591, and 178592). (Case No: Z-02-25)

a. Presentation

Mr. Balthrop Mendoza presented the proposed zoning request for the Kaufman Economic Development Corporation-owned Commerce Park. She reviewed the current zoning, the concept plan, development standards, and other aspects of the proposed planned development zoning.

b. Public Hearing

Mayor Jordan opened the public hearing at 6:58 p.m.

Stewart McGregor informed the Council about the thought process behind developing this planned development zoning and elaborated on the type of businesses the KEDC would like to see on this property.

There were discussions regarding the possibility of including retail/restaurant development, and the potential industrial businesses inquiring on the property.

There being no other speaker present, Mayor Jordan closed the public hearing at 7:01 p.m.

c. Consider and take appropriate action on Ordinance O-07-25

Councilmember Borders made a motion to approve Ordinance O-07-25 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

13. Conduct a public hearing consider and take appropriate action on Ordinance O-08-25, an ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

a. Presentation

Ms. Balthrop Mendoza informed the Council that this item should be tabled until the April 28th Regular City Council Meeting because the property's zoning needs to run in conjunction with the annexation.

b. Public Hearing

Mayor Jordan opened the public hearing at 7:04 p.m.

Larry Hampton, 2470 FM 2727, Kaufman, Texas 75142, expressed his concern and frustration regarding the traffic that already exists in the area, as well as the potential increase in crime.

Skye Twilighen, 3719 FM 2727, Kaufman, Texas 75142, stated her main concern is regarding lack of infrastructure in the area in regard to streets. She expressed concerns regarding the quality of

people who would move into this development, the potential increase in crime, and concerns regarding public safety staffing.

Lisa Nalls, 504 S. Monroe St., Kaufman, Texas, 75142, stated her various requests for the development, including but not limited to, screening fences, section 8 housing, and entrance and exit concerns. She expressed her concerns regarding insurance that the development will not impact her quality of life at her property.

Patsy Branscam, 5574 N. Highway 34, Oak Ridge, Texas 75142, expressed her concerns regarding the traffic, water, and electricity shortages, and the impact on property taxes.

Dennis Anthony, 1040 County Road 167, expressed his concerns regarding changing the country lifestyle, the traffic, and the growth.

Robert Chalk, 3210 FM 2727, Kaufman, Texas, 75142, stated he is unhappy with the urbanization of the rural area.

Kathy Cooper, 6779 Breezy Lane, Kaufman, Texas, 75142, informed the Council regarding the growth that has occurred in Kaufman. She stated her concerns are the road and traffic impacts on the area, and her major concern is the impact on the school district.

Mayor Jordan addressed the concerns stated by the residents of the area.

There being no other speakers present, Mayor Jordan recessed the public hearing at 7:23 p.m.

c. Consider and take appropriate action on Ordinance O-08-25

Councilmember Gillenwater made a motion to table this item until the April 28, 2025, Regular City Council Meeting. The motion was seconded by Councilmember Longenecker and passed 7/0.

DISCUSSION/ACTION ITEMS

14. Consider and take appropriate action on Resolution R-04-25, a resolution of the City Council of the City of Kaufman, Texas, granting a petition requesting annexation by the Landowner, Tejas Wycliff Properties, LLC - 2727 Kaufman Series, a Texas limited liability company, of approximately 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner; and providing an effective date. (Case #A-01-25)

Ms. Balthrop Mendoza informed the Council regarding the process for annexing the property.

Councilmember Borders made a motion to approve Resolution R-04-25, granting a petition requesting annexation by the Landowner, Tejas Wycliff Properties, LLC - 2727 Kaufman Series, a Texas limited liability company, of approximately 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner; and providing an effective date. (Case #A-01-25) The motion was seconded by Councilmember Nelson and passed 7/0.

15. Consider and take appropriate action on Resolution R-05-25, a resolution of the City Council of the City of Kaufman, Texas, granting a petition requesting annexation by GSI Baylor L.L.C. a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, collectively the owner of approximately 59.02 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being a portion of a certain called 224-acre tract of land conveyed by deed and recorded in Volume 338, Page 324 of the Deed Records of Kaufman County; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner; and providing an effective date. (Case #A-02-25)

Mayor Pro-Tem Phillips made a motion to approve Resolution R-05-25, granting a petition requesting annexation by GSI Baylor L.L.C. a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, collectively the owner of approximately 59.02 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being a portion of a certain called 224-acre tract of land conveyed by deed and recorded in Volume 338, Page 324 of the Deed Records of Kaufman County; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner; and providing an effective date. (Case #A-02-25) The motion was seconded by Councilmember Longenecker and passed 7/0.

16. Consider and take appropriate action on the Final Plat for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: FP-01-25)

Ms. Balthrop Mendoza presented the final plat for Agile Cold Storage.

Councilmember Gillenwater made a motion to approve the Final Plat for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: FP-01-25) The motion was seconded by Councilmember Nelson and passed 7/0.

17. Consider and take appropriate action on the Site Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: SP-01-25)

Ms. Balthrop Mendoza presented the proposed Site Plan for Agile Cold Storage.

Councilmember Borders made a motion to approve the Site Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: SP-01-25) The motion was seconded by Councilmember Nelson and passed 7/0.

APPOINTMENT

18. Consider and take appropriate action on the appointment of three (3) members to the Parks and Recreation Board for a two (2) year term to expire in March 2027.

Mayor Jordan made a motion to appoint Robert Williams, Tori Hitzfeld, and JoAnn Ford for a two (2) year term to expire in March 2027. The motion was seconded by Councilmember Borders and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

19. Receive an update and discussion regarding the following:
 - a. Easter Event - April 5
 - b. Council Retreat - April 14 & 15
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report - February 2025
 - e. Careflite Compliance Report - February 2025
 - f. Fire Department Monthly Report - February 2025
 - g. Police Department Monthly Report - February 2025
 - h. Development Services Monthly Report - February 2025
 - i. Monthly Calendars Attached

Mr. Holder gave the Council an update on the above-stated items.

EXECUTIVE SESSION

Mayor Jordan recessed into Executive Session at 8:00 p.m.

20. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. deliberate the purchase, exchange, lease, or value of real property regarding: Borders Circle

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

Mayor Jordan reconvened into open session at 8:27 p.m.

21. Consider and take appropriate action, if any, on matters discussed in Executive Session.

There was no action to take on items discussed in executive session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:27 p.m.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**



Meeting
Date: 4/28/2025

Date: 04/07/2025

Item #: 8.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the April 14-15, 2024, City Council Planning Retreat Meeting.

BACKGROUND:

The minutes from the April 14-15, 2025, City Council Planning Retreat Meeting are attached for review.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of the minutes from the April 14-15, 2025, City Council Planning Retreat Meeting



AGENDA
KAUFMAN CITY COUNCIL PLANNING RETREAT
COMMENCE ON MONDAY, APRIL 14, 2025 – 6:00 P.M.
CONTINUED ON TUESDAY, APRIL 15, 2025 – 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

COUNCIL/MANAGEMENT RETREAT

MONDAY, APRIL 14, 2025, 6:00 P.M

5:30 p.m. – Dinner

CALL MEETING TO ORDER: Mayor calls the Meeting to order, states the date and time. states Councilmembers present and declares a quorum present.

Mayor Jordan called the meeting to order at 6:00 p.m. Councilmembers Jeff Jordan, Lisa Parker, Quattro Borders, Jason Nelson, Ashlea Longenecker, and Matt Phillips were present. Councilmember Charles Gillenwater arrived at 6:01 p.m. Mayor Jordan declared a quorum present.

Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, Human Resources Coordinator Sharna Ellis, Marketing and Community Relations Emily Golden, Finance Director Mary Wennerstrom, Finance Manager LaJohnna Wells, KEDC Executive Director Stewart McGregor, Development Services Director Johnny Bray, Public Works Director Tim Hopwood, Fire Chief Ronnie Davis, Fire Captain Ferris Watson, Police Captain Colter Leftwich, and Police Chief Les Edwards.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

No comments were given.

Council will discuss items posted on this agenda and provide direction to Staff, but no action will be taken by the Council. Any item for which a vote of the Council is required will be posted on a future Council agenda to allow for public input.

1. Opening Comments

Mayor Jordan welcomed the Council and Staff and reiterated the importance of this planning retreat for the future of the city.

2. Organizational Accountability System – *Rachel Balthrop Mendoza*

Ms. Balthrop Mendoza gave an overview of the organizational accountability system. She outlined the strategy map and hits & misses chart with the Council.

3. Financial Review – *Mary Wennerstrom*

- a. Current FY Operations
- b. Fund Balance Review
- c. Debt Services Review

Ms. Wennerstrom gave the Council an update on the current Fiscal Year revenues, expenditures, operations, and Fund balances. She reviewed the City's debt capacity. There were discussions regarding the potential of issuing a street bond to assist in the repair of needed streets projects.

4. Public Safety Departmental Review – *Mike Holder*

- a. Staffing & Market Adjustment

Mr. Holder discussed the market for public safety salaries and highlighted a comparison between surrounding communities. He reviewed the Police Department and Fire Department salary ranges. He outlined the numbers for various options to address the need to increase the salaries for the Police and Fire Departments. There was a discussion regarding the Council's preference in the options presented.

5. City-wide Staffing Update – *Mike Holder*

- a. Employee Education Opportunities
- b. Additional Positions
 - i. Fire Marshall
 - ii. City Engineer
 - iii. PW Crew Leaders
 - iv. Procurement and Budget Analyst

Mr. Holder briefed the Council on the employee education opportunities provided by the city. He presented the additional positions requested for FY 2026. There was discussion regarding

6. City Hall Camera Review – *Mike Holder*

Mr. Holder reviewed the need to be transparent with the public in regards to recording meetings.

RECESS MEETING – APPROXIMATELY 8:30 – 9:00 P.M.

Mayor Jordan recessed the meeting at 7:13 p.m.

TUESDAY, APRIL 15, 2025, 6:00 P.M.

5:30 p.m. – Dinner

RECONVENE TO CONTINUE THE COUNCIL RETREAT SESSION AND ANNOUNCE A QUORUM PRESENT. Council will discuss items posted on this agenda as well as continue discussion of those items posted on Monday, April 14, 2025, meeting for which Council did not commence or conclude discussion prior to declaring the Monday, April 14, 2025, meeting in recess. No action will be taken by the Council on any agenda items unless the item is expressly posted for Council action.

Mayor Jordan reconvened the meeting at 6:01 p.m. Councilmembers Jeff Jordan, Lisa Parker, Quattro Borders, Jason Nelson, Charles Gillenwater, Ashlea Longenecker, and Matt Phillips were present. Jordan declared a quorum present.

Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, Human Resources Coordinator Sharna Ellis, Marketing and Community Relations Emily Golden, Finance Director Mary Wennerstrom, Finance Manager LaJohnna Wells, KEDC Executive Director Stewart McGregor, Development Services Director Johnny Bray, Public Works Director Tim Hopwood, Fire Chief Ronnie Davis, Fire Captain Ferris Watson, Police Captain Colter Leftwich, and Police Chief Les Edwards.

COUNCIL RETREAT SESSION

7. City-owned Properties Future Planning – *Mike Holder*
 - a. South Pointe
 - b. Other City-owned Properties

Mr. Holder opened up the item for discussion with the Council regarding what potential uses they would want to see for this property development. He initiated a polling survey to receive feedback from the Council and reviewed the results with the Council. There were discussions regarding the Council's vision for this property.

8. KEDC Mid-year Update – *Stewart McGregor*
 - a. KEDC Recent/Upcoming Projects
 - b. Future & Current Commercial/Industrial Land Use & Major Land Tracts

Mr. McGregor updated the Council on the KEDC's recent accomplishments, the 2025 KEDC initiative, and the corporation's activities. Mr. McGregor and Mr. Bray presented an update regarding various commercial properties around the city, including, but not limited to, Agile Cold Storage, K-town Express, QT, Five Points, and KEDC/city-owned properties.

The council took a break at 7:06 p.m. and reconvened at 7:13 p.m.

9. Development Projects Update – *Johnny Bray*
 - a. Active and Other Developments
 - i. Georgetown at Kings Fort
 - ii. Five Points
 - iii. Freeman Farm
 - iv. Highland Meadows
 - v. The Trails
 - vi. Enclave at Kings Fort
 - b. Comprehensive Plan / Zoning Ordinance Update

Mr. Bray reviewed the statutes and site plans for active and future residential developments in the city. There was discussion regarding the Enclave at Kings Fort development and a potential amendment to the Development Agreement to decrease housing square footage requirements and remove front porch requirements.

10. Capital Improvement Projects – *Mike Holder*
 - a. Capital Improvement Plan
 - b. Current & Future Capital Improvement Projects
 - c. WWTP Plan Discussion
 - d. Streets Discussion
 - e. City Facilities
 - f. Parks Projects - *Rachel Balthrop Mendoza*

Mr. Holder updated on the status of the City's Comprehensive Plan, as well as presented the City of New Braunfels' Land Use Fiscal Analysis completed by Verdunity. There was discussion about how a similar study for the City of Kaufman could work in conjunction with the City's Comprehensive Plan to further assist with future planning.

Mr. Holder reviewed the 5-year Capital Improvement Plan, the current and future projects on the plan, and additional water and sewer line repairs. He also updated the Council on the proposed improvements to the Wastewater Treatment Plant and street maintenance projects.

Ms. Balthrop Mendoza discussed park improvements for Kings Fort Park, City Lakes Park, and the Sports Complex.

11. FY26 Budget and Tax Rate Strategies – *Mike Holder*

Mr. Holder reviewed the City's tax rate history for the last 10 years. There was a discussion regarding the desire to continue to try to decrease the rate.

12. Kaufman Marketing and Branding Strategies – *Mike Holder*

Ms. Golden updated the Council on the City's marketing and branding plans, including the changes that have already been made and future plans.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:33 p.m.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**



Meeting
Date: 4/28/2025

Date: 04/21/2025

Item #: 9.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action regarding the Hazard Mitigation Grant Program Application Certification for Grant #4798 on behalf of the City of Kaufman related to the Love Street Drainage Project; and authorize the Mayor or his designee to execute the necessary documents.

BACKGROUND:

The Hazard Mitigation Grant Program (HMGP) Application Certification for Grant #4798 assures fulfillment of all requirements for the grant program. This application supports funding for the Love Street Drainage Project, which aims to address ongoing drainage and flooding concerns in the area.

Approval of this item will authorize the Mayor, or his designee, to execute all necessary documents related to the grant application process. If awarded, the grant will assist in implementing long-term improvements to reduce flood risk and enhance public safety and infrastructure resilience in the Love Street area.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Hazard Mitigation Grant Program Application Certification for Grant #4798 on behalf of the City of Kaufman related to the Love Street Drainage Project; and authorize the Mayor or his designee to execute the necessary documents.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



Hazard Mitigation Grant Program

Application Certification

Grant Program: HMGP

CFDA #: 97.039

Grant #: 4798

Applicant: Kaufman

Project Type: Project scoping/Advanced assistance

Project Title: City of Kaufman Love Street Drainage Project

The undersigned assures fulfillment of all requirements of the Hazard Mitigation Grant Program as contained in the program guidelines and that all information contained herein is true and correct to the best of my knowledge.

The governing body of the applicant has duly authorized the document, and hereby applies for the assistance documented in this application.

The applicant understands that the project may proceed **ONLY AFTER FEMA APPROVAL** is gained.

Jeff Jordan

Mayor

972-932-2216

Typed Name of Certifying Official

Title

Telephone Number

Signature of Certifying Official

4/11/25

Date Signed



Meeting
Date: 4/28/2025

Date: 04/24/2025

Item #: 10.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-10-25, a resolution of the City Council of the City of Kaufman, amending the Authorized Representatives for TexPool Investments, a public funds investment pool.

BACKGROUND:

Resolution R-10-25 will amend authorized personnel to transmit funds for investments in TexPool and authorize to withdraw funds and take other actions deemed necessary for the investments of City funds.

The Resolution will allow the Finance Director and Finance Manager to conduct City business with TexPool.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-10-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



Resolution Amending Authorized Representatives

R-10-25

Please complete this form to amend or designate Authorized Representatives. *This document supersedes all prior Authorized Representative forms.*

* Required Fields

1. Resolution

WHEREAS,

City of Kaufman

Participant Name*

7 7 8 6 5

Location Number*

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool / Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and
- That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Mary Wennerstrom Finance Director

Name Title

9 7 2 9 3 2 2 2 1 6 Phone Fax mwennerstrom@kaufmantx.org Email

Signature
2. LaJohnna Wells Finance Manager

Name Title

9 7 2 9 3 2 2 2 1 6 Phone Fax lwells@kaufmantx.org Email

Signature
3. Name Title

Phone Fax Email

Signature

1. Resolution (continued)

4.

Name	Title
Phone	Fax
Email	
Signature	

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Mary Wennerstrom
Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. *This limited representative cannot perform transactions.* If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Jennifer Cook Accountant
Name Title

9 7 2 9 3 2 2 2 1 6 jcook@kaufmantx.org
Phone Fax Email

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the day of , 2 0.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

City of Kaufman
Name of Participant*

SIGNED

Signature*

Printed Name*

Title*

ATTEST

Signature*

Printed Name*

Title*

2. Delivery Instructions

Please return this document to **TexPool Participant Services:**

Email: texpool@dstsystems.com

Fax: 866-839-3291



Meeting
Date: 4/28/2025

Date: 04/25/2025

Item #: 11.

Dept.: Public Works

Consent Agenda

SUBJECT:

Consider and take appropriate action on the authorization for the use of Street Maintenance Funds in an amount not to exceed \$169,253.98 for the mill and overlay of S. Jackson St. from W. 10th St. to Fair Rd. and S. Clay St. from W 4th St. to Fair Rd.

BACKGROUND:

The mill and overlay of S. Jackson St. from W. 10th St. to Fair Rd. and S. Clay St. from W 4th St. to Fair Rd. is anticipated to cost \$169,253.98, and staff recommends using the street maintenance fund to cover the cost of this project. The City's current asphalt materials and mill and overlay service provider, Texas Materials Group, provided the quote using the cooperative purchasing contract with Dallas County.

Author:

Tim Hopwood, Public Works Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends authorizing the use of Street Maintenance Funds for the mill and overlay of S. Jackson St. from W. 10th St. to Fair Rd. and S. Clay St. from W 4th St. to Fair Rd.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



Meeting
Date: 4/28/2025

Date: 04/25/2025

Item #: 12.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-11-25, a resolution of the City Council of the City of Kaufman, accepting public improvements for Wayne Gent Drive and Prairie Branch Road, and establishing the date for City ownership and maintenance.

BACKGROUND:

Kaufman County completed the construction of public improvements on Kaufman US175- SH34 Connector Roads (Wayne Gent Drive and Prairie Branch Road.) These improvements were built to the required standards and have been inspected to ensure they meet all necessary public use and maintenance criteria. This resolution formally accepts the roads into the public infrastructure system, authorizing their inclusion in the City's inventory and ensuring they will be maintained as part of the local roadway network in the future.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-11-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

RESOLUTION NO. R-11-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ACCEPTING PUBLIC IMPROVEMENTS FOR WAYNE GENT DRIVE AND PRAIRIE BRANCH ROAD; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kaufman County ("County") has completed the construction of public improvements on Wayne Gent Drive and Prairie Branch Road (the "Road"), a Road located within the corporate limits of the City of Kaufman ("City") in accordance with applicable standards and specifications; and

WHEREAS, County has constructed all Public Improvements and the City Council accepts the actual quantities and construction of said Public Improvements and the obligation to provide maintenance of the Road; and

WHEREAS, the City of Kaufman has inspected or caused the inspection of the improvements and finds them to be acceptable for public use and maintenance; and

WHEREAS, it is in the best interest of the City of Kaufman to formally accept the Road for long-term public ownership and maintenance

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. Incorporation of Premises. That the foregoing recitals are true and correct and are incorporated herein.

SECTION 2. Acceptance of Improvements. That, effective as of the date of this Resolution, the City accepts the Road as approved by the final inspection of the City of Kaufman Public Works Department, and accepts future maintenance responsibility for the Road.

SECTION 3. Effective Date. This Resolution becomes effective immediately upon its passage and approval.

PASSED AND APPROVED this 28th day of April 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

April 25, 2025

Jakie Allen, County Judge
Kaufman County
Kaufman County Justice Center
1902 E. US Highway 175
Kaufman, TX 75142 (via email)

Re: Final Acceptance for Kaufman US175-SH 34 Connector Roads

Dear Judge Allen,

This is your letter of Final Acceptance for the above project. The final inspection by the City indicate that the work is complete, and is therefore accepted by the City of Kaufman.

In accordance with the contract documents, the maintenance bond shall be in effect for two (2) years from April 25, 2025.

If you have any questions, please do not hesitate to contact us.

Sincerely,

tnp
teague nall & perkins



Philip C. Varughese, P.E., CFM
Associate Principal/Team Leader

cc: Mike Holder, City Manager - City of Kaufman (via email)
Rachel Balthrop Mendoza, Assistant City Manager (via email)
Tim Hopwood, Director of Public Works (via email)
KAU 23005 File



Meeting
Date: 4/28/2025

Date: 04/07/2025

Item #: 13.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-09-25, a resolution of the City Council of the City of Kaufman, Texas, directing publication of notice of intention to issue certificates of obligation; and resolving other matters related to the subject.

BACKGROUND:

Resolution R-09-25 authorizes the publication of notice of intention to issue Certificates of Obligation in the amount of \$5,000,000.00, to fund critical upgrades to the City's wastewater treatment plant, water and sewer lines and related road and sidewalk repairs. These improvements are based on recommendations from Schneider Electric, who will deliver a full Design/Engineering & Construction Contract by the end of 2025, with an estimated project cost of \$180,000.

The planned upgrades include:

Filtration System Replacement: Installation of a higher-capacity filtration unit to improve treatment efficiency and manage all permitted wastewater flows.

Water System Enhancements: Addition of a pressurized tank and advanced control system to stabilize water pressure and improve overall system performance.

These improvements will enhance the plant's reliability, efficiency, and operational capacity.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-09-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
COUNTY OF KAUFMAN §
CITY OF KAUFMAN §

We, the undersigned officers of the City of Kaufman, Texas (the “City”), hereby certify as follows:

1. The City Council of the City (the “City Council”) convened in REGULAR MEETING ON THE 28TH DAY OF APRIL, 2025 (the “Meeting”), and the roll was called of the duly constituted officers and members of the City Council, to-wit:

Jeff Jordan, Mayor
Matthew Phillips, Mayor Pro-Tem
Jason Nelson
Ashlea Longnecker
Charles Gillenwater
Lisa Parker
Quattro Borders

and all of such persons were present, except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written resolution entitled

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; RESOLVING OTHER MATTERS RELATING TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

was duly introduced for the consideration of the City Council and read in full (the “Resolution”). It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried with all members present voting “AYE” except the following:

NOES: _____ ABSTAIN: _____

2. That a true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; that the Resolution has been duly recorded in the City Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full, and correct excerpt from the City Council's minutes of the Meeting pertaining to the adoption of the Resolution, that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting, and each of such officers and members consented, in advance, to the holding of the Meeting for such purpose; and that the Meeting was open to the public, and public notice of the time, place, and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of said City has approved and hereby approves the aforesaid Resolution; that the Mayor and the City Secretary of said City have duly signed said Resolution; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED ON APRIL 28, 2025.

City Secretary

Mayor

(CITY SEAL)

RESOLUTION R-09-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; RESOLVING OTHER MATTERS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman ("City") is a home rule municipality located in Kaufman County, Texas; and

WHEREAS, this City Council deems it advisable to give notice of intention to issue certificates of obligation of the City, as hereinafter provided; and

WHEREAS, the City expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described in Exhibit A attached to this Resolution prior to the issuance of the Certificates of Obligation hereinafter described; and

WHEREAS, the City Council hereby finds, considers and declares that the reimbursement of the payment by the City of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the U.S. Treasury Regulations, to reimburse itself for such payments at such time as it issues the hereinafter described Certificates of Obligation; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

Section 1. Attached hereto is a form of the Notice of Intention to issue Certificates of Obligation (the "Notice"), the form and substance of which is hereby adopted and approved.

Section 2. The City Secretary shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of said City, once a week for two consecutive weeks, with the date of the first publication to be before the 45th day before the date tentatively set for the passage of the ordinance authorizing the issuance of the certificates, and, if the City maintains an Internet website, continuously on the City's website for at least forty-five (45) days before the date tentatively set for the passage of the ordinance authorizing the issuance of the certificates.

Section 3. The facilities and improvements to be financed with proceeds from the proposed Certificates of Obligation are to be used for the purposes described in the attached Notice of Intention.

Section 4. All costs to be reimbursed pursuant to this Resolution will be capital expenditures; the proposed Certificates of Obligation shall be issued within eighteen

(18) months of the later of (i) the date the expenditures are paid or (ii) the date on which the property, with respect to which such expenditures were made, is placed in service; and the foregoing notwithstanding, the Certificates of Obligation will not be issued pursuant to this Resolution on a date that is more than three (3) years after the date any expenditure which is to be reimbursed is paid.

Section 5. This Resolution shall be effective immediately upon passage and approval.

PASSED AND APPROVED on this the 24th day of March 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA ADAMS
CITY ATTORNEY

EXHIBIT A

CITY OF KAUFMAN, TEXAS NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Kaufman, Texas, at its meeting to commence at 6:30 P.M. on June 23, 2025, at the City Hall Council Chambers, 209 South Washington, Kaufman, Texas 75142, or telephonically at the dial-in number and access code published on the City's website in the event such meeting may not be held in person, tentatively proposes to adopt one or more ordinances authorizing the issuance of interest bearing certificates of obligation, in one or more series, in an amount not to exceed \$4,300,000 for paying all or a portion of the City's contractual obligations incurred in connection with: (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system; (ii) constructing, reconstructing and improving streets, roads, and sidewalks, including related drainage, utility relocation, signalization, landscaping, lighting and signage; and (iii) legal, fiscal and engineering fees in connection with such projects. The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law and from a pledge of limited surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the City's waterworks and sewer system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

In accordance with the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended ("Chapter 271"), the following information has been provided by the City: (i) the principal amount of all outstanding debt obligations of the City is \$41,270,000; (ii) the current combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$54,632,128; (iii) the maximum principal amount of the certificates of obligation to be authorized is \$4,300,000; (iv) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$6,597,828; (v) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (vi) the maximum maturity date of the certificates of shall not exceed forty (40) years from the date thereof.

CITY OF KAUFMAN, TEXAS



Meeting
Date: 4/28/2025

Date: 04/07/2025

Item #: 14.

Dept.: Finance

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-12-25, an ordinance of the City Council of the City of Kaufman, amending Ordinance No. O-18-24, adopting the 2024-2025 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

BACKGROUND:

Upon a recent review, staff indicated the need to amend several significant and unexpected revenue and expense line items within the budget incurred throughout the first half of FY25. The attached chart details those recommendations and explanations for each suggested line item amendment. Additional funds are not being requested.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-12-25 as presented.

CITY OF KAUFMAN, TEXAS
ORDINANCE NO. O-12-25

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS AMENDING ORDINANCE NO. O-18-24, ADOPTING THE 2024-2025 FISCAL YEAR BUDGET, TO BALANCE REVENUE SURPLUS, EXPENSE SURPLUS, AND SHORTFALL; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT TO THE 2024-2025 FISCAL YEAR BUDGET IN ACCORDANCE WITH EXHIBIT "A" HERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 7.09 of the Home Rule City Charter of the City of Kaufman, Texas authorizes the City Council to amend or change the budget for any additional expense; and

WHEREAS, Section 7.07 of the Home Rule City Charter of the City of Kaufman, Texas authorizes the City Council to transfer unused appropriations to any item for the same general purpose; and

WHEREAS, the City Council adopted Ordinance No. O-18-24 adopting the 2024-2025 Fiscal Year Budget of the City of Kaufman, Texas (the "2024-2025 Budget") and the City has been making expenditures and operating under the 2024-2025 Budget as required by law; and

WHEREAS, City Staff has submitted various amendments to the 2024-2025 Budget set forth in **Exhibit "A"**, "FY 2025 Budget Amendments", a copy of which is attached hereto and incorporated herein; and

WHEREAS, the City Council has reviewed the proposed FY 2025 Budget Amendments and has determined that the proposed amendments are necessary and appropriate in order to accurately reflect revenue surplus, expense surplus, shortfalls and expenditures and should therefore be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. That the 2024-2025 Budget adopted by Ordinance No. O-18-24 is hereby amended as set forth more specifically in **Exhibit "A"** hereto, and all line items, expenditures and revenues not expressly amended as set forth in Exhibit "A" shall remain in full force and effect without amendment.

SECTION 3. That this Ordinance shall become effective on and after its passage and adoption in accordance with state law and Charter.

PASSED AND ADOPTED this 28th day of April, 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA ADAMS
CITY ATTORNEY

**Exhibit “A”
FY 2025 Mid-Year
Budget Amendments**

FY 2025 GENERAL FUND BUDGET AMENDMENTS						
		Current Yr.				
Account	Description	Budget	YTD Actual	Amended Budget	Budget Amendment	Notes
REVENUE						
01-4605-000-000000	Transfer In	-\$3,000.00	-\$173,670.00	-\$176,670.00	-\$173,670.00	Transfer Financing Source for EFM Lease/Purchases
EXPENSE						
01-5323-100-000000	Meals & Lodging	\$5,000.00	\$5,811.02	\$5,815.00	\$815.00	Inter-departmental Cleanup
01-5376-100-000000	Board Expenses	\$8,000.00	\$1,058.89	\$7,185.00	-\$815.00	Inter-departmental Cleanup
01-5561-110-000000	City Manager's Contibutions	\$75,000.00	\$6,444.78	\$105,225.00	\$30,225.00	Inter-departmental Cleanup
01-5614-110-KLLMPT	Developer Agreement	\$170,000.00	\$134,301.62	\$134,305.00	-\$35,695.00	Inter-departmental Cleanup
01-5309-120-000000	Insurance & Bonds	\$46,950.00	\$52,415.73	\$52,420.00	\$5,470.00	Risk Insurance increase
01-5305-122-000000	Licenses, Dues & Subscriptions	\$505.00	\$514.88	\$1,000.00	\$495.00	Inter-departmental Cleanup
01-5322-122-000000	Tuition & Education	\$15,900.00	\$455.00	\$15,405.00	-\$495.00	Inter-departmental Cleanup
01-5202-140-000000	Janitorial Supplies	\$2,000.00		\$0.00	-\$2,000.00	Inter-departmental Cleanup
01-5203-140-000000	Operating Supplies	\$5,000.00	\$5,661.36	\$7,000.00	\$2,000.00	Inter-departmental Cleanup
01-5203-155-000000	Operating Supplies	\$4,300.00	\$22.77	\$2,300.00	-\$2,000.00	Inter-departmental Cleanup
01-5220-155-000000	Minor Tools & Equipment	\$12,130.00	\$13,317.53	\$14,130.00	\$2,000.00	Inter-departmental Cleanup
01-5354-163-000000	Maintenance-Automotive	\$3,500.00	\$8,630.17	\$10,250.00	\$6,750.00	Inter-departmental Cleanup
01-5370-163-000000	Investigation Expense	\$20,000.00	\$1,818.95	\$13,250.00	-\$6,750.00	Inter-departmental Cleanup
01-5410-164-000000	Capital-Automobiles/Lease	\$0.00	\$65,733.86	\$65,735.00	\$65,735.00	EFM Lease/Purchase (cost covered by financing transfer)
01-5410-182-000000	Capital-Automobiles/Lease	\$0.00	\$107,932.00	\$107,935.00	\$107,935.00	EFM Lease/Purchase (cost covered by financing transfer)
01-5202-189-000000	Janitorial Supplies	\$5,090.00		\$0.00	-\$5,090.00	Inter-departmental Cleanup
01-5341-189-000000	Janitorial	\$7,000.00	\$11,561.21	\$12,090.00	\$5,090.00	Inter-departmental Cleanup
					\$0.00	

FY 2025 UTILITY FUND BUDGET AMENDMENTS						
Account	Description	Current Yr. Budget	YTD Actual	Amended Budget	Budget Amendment	
REVENUE						
20-4604-000-000000	Interest Income	-\$15,000.00	-\$31,077.74	-\$42,000.00	-\$27,000.00	Adjust Increased Interest accrual (CD and TXMgd Accounts)
EXPENSE						
20-5307-110-000000	Natural Gas	\$850.00	\$1,163.93	\$2,450.00	\$1,600.00	Adjust for Increase in Gas cost/usage
20-5309-110-000000	Insurance & Bonds	\$45,000.00	\$52,415.73	\$52,420.00	\$7,420.00	Risk Insurance increase
20-5306-201-ELECTR	Utilities-Electric	\$27,000.00	\$21,161.08	\$42,000.00	\$15,000.00	Adjust for Increase in Electric cost/usage
20-5354-201-000000	Maintenance-Automotive	\$17,160.00	\$22,783.55	\$20,140.00	\$2,980.00	Adjust for increase in maintenance
20-5306-212-ELECTR	Utilities-Electric	\$20,000.00	\$14,080.37	\$23,000.00	\$3,000.00	Inter-departmental Cleanup
20-5203-213-000000	Operating Supplies	\$1,000.00		\$0.00	-\$1,000.00	Inter-departmental Cleanup
20-5351-213-000000	Maintenance-Improvements	\$2,000.00		\$0.00	-\$2,000.00	Inter-departmental Cleanup
					\$0.00	



Meeting
Date: 4/28/2025

Date: 04/09/2025

Item #: 15.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the **Conveyance Plat** for JWS Land, LTD situated on **13.5068 acres** of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 and 4, City of Kaufman, Kaufman County, Texas, said property being generally located at 400 Block of Kings Fort Parkway. (Case No: CP-01-25)

BACKGROUND:

See the attached April 1, 2025 Planning and Zoning Commission report and attachments.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Conveyance Plat of Block A, Lots 3 and 4 of the Kings Fort Addition located at the 400 Block of Kings Fort Parkway.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



Planning and Zoning Commission Report

Meeting Date: April 1, 2025

SUBJECT: Consider and make a recommendation to City Council on the Conveyance Plat for JWS Land, LTD situated on 13.5068 acres of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 and 4, City of Kaufman, Kaufman County, Texas, said property being generally located at 400 Block of Kings Fort Parkway. (Case No: CP-01-25)

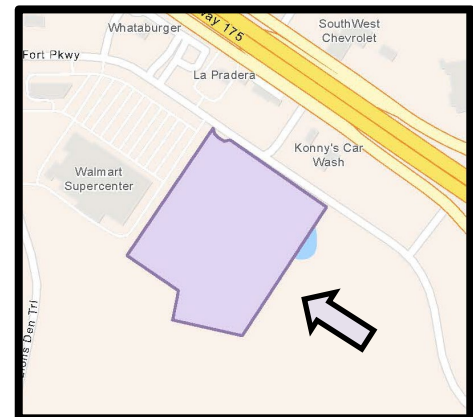
BACKGROUND/SUMMARY:

The applicant is requesting approval of a Conveyance Plat of Lots 3 and 4, Block A, of Kings Fort Addition, to accommodate the sale of the 13.5068 acres. Once the properties are sold, the new owners will Final Plat and Site Plan each of the lots.

The subject properties are located in the 400 block of Kings Fort Parkway. The preliminary plat for the undeveloped portions of the Kings Fort development (including these properties) was revised in January 2023 and the properties were zoned Planned Development 15–Commercial (“PD-15-C”) in 2017.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Planned Development	Vacant land, Burger King, Konny Carwash
West:	Planned Development	Walmart
South:	Planned Development	Vacant land, Enclave Development with homes
East:	Planned Development	Vacant land



THOROUGHFARE PLAN:

Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for the thoroughfare already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Conveyance Plat of Lots 3 and 4, Block A, of Kings Fort Addition located off Kings Fort Parkway at Center Drive.

ATTACHMENTS:

- Location Map
- Exhibit A – Conveyance Plat

Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map

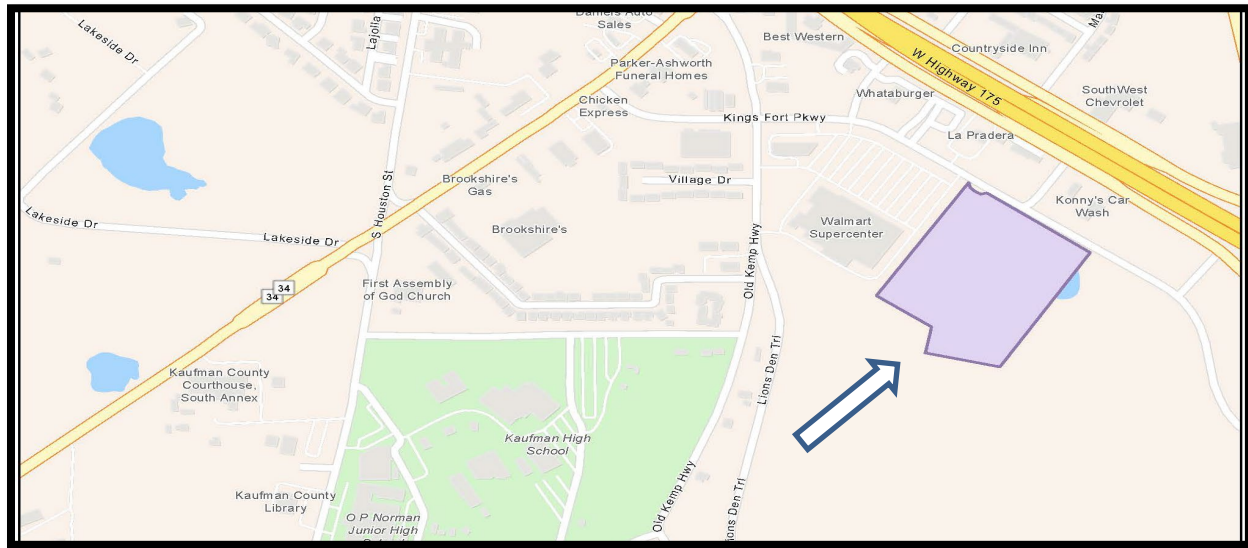


Exhibit A – Conveyance Plat (Page 1)

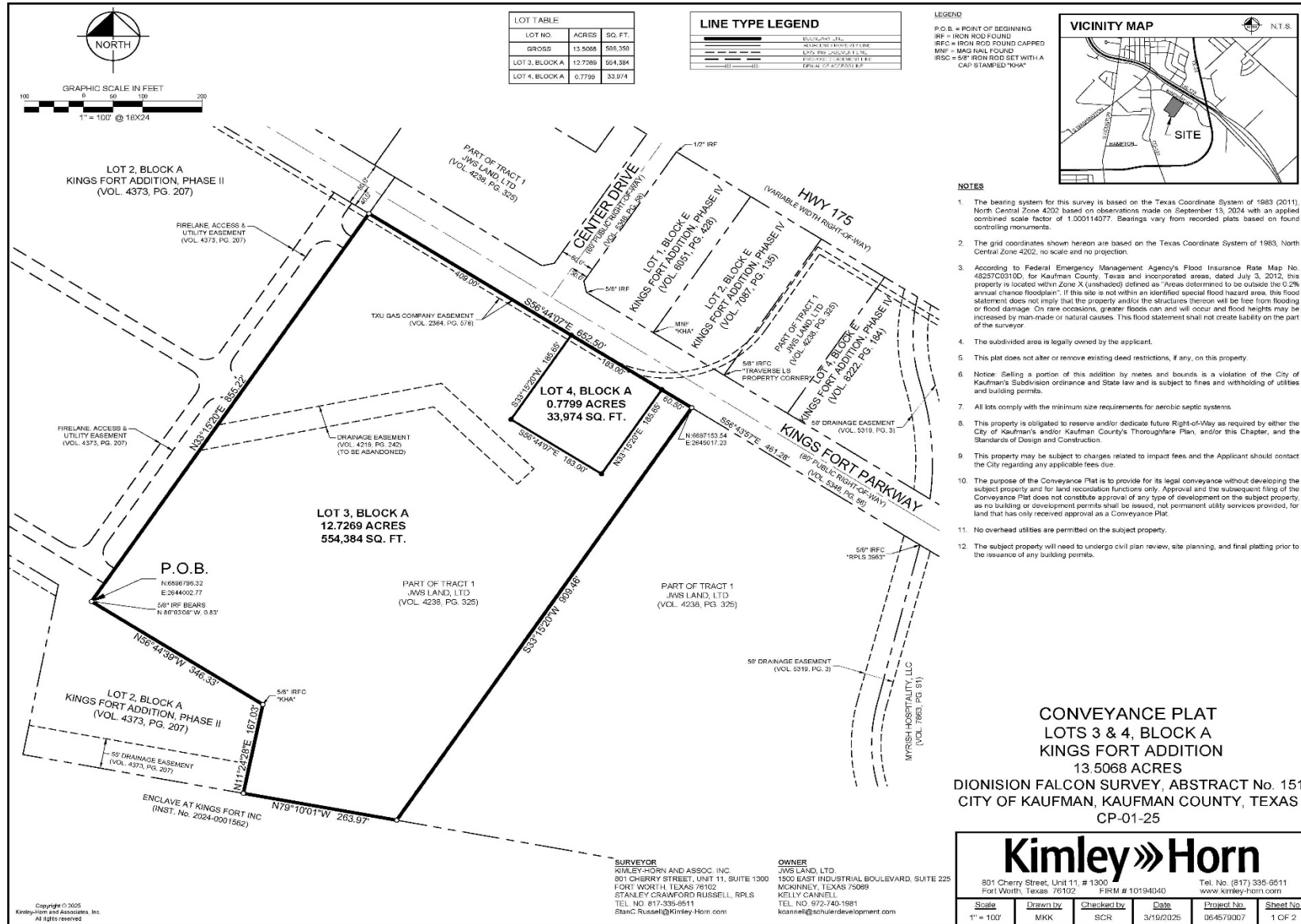


Exhibit A – Conveyance Plat (Page 2)

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS JWS Land, LTD is the owner of a 13.5068 acre (588,358 square foot) tract of land situated in the DIONISION FALCON Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said tract being a portion of a tract of land described in Special Warranty Deed to JWS Land, LTD, recorded in Volume 4236, Page 325, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron round found being an interior ell corner of Lot 2, Block A, Kings Fort Addition, Phase II, an addition to the City of Kaufman according to the plat recorded in Volume 4373, Page 207, Plat Records, Kaufman County, Texas (O.P.R.K.C.T.), from which a 1/2" iron round found bears North 80°03'08" West, a distance of 0.83 feet;

THENCE North 33°15'20" East, along the southeast line of said Lot 2, a distance of 855.22 feet to a point for corner in the southwest right-of-way line of Kings Fort Parkway (a 80 foot public right-of-way); said point being the northeast corner of said Lot 2;

THENCE South 58°44'07" East, along said southwest right-of-way line of Kings Fort Parkway, a distance of 652.50 feet to a point for corner;

THENCE South 33°15'20" West, departing said southwest right-of-way line of Kings Fort Parkway, a distance of 909.46 feet to a point for corner in the north line of a tract of land described in Special Warranty Deed with Vendor's Lien to Enclave at Kings Fort Inc. recorded in Instrument Number 2024-0001562, O.P.R.K.C.T.;

THENCE North 79°10'01" West, along said north line of Enclave at Kings Fort Inc. tract, a distance of 263.97 feet to a point for corner; said point being the southeast corner of said Lot 2;

THENCE North 11°24'28" East, departing said north line of Enclave at Kings Fort Inc. tract, along the said southeast line of said Lot 2, a distance of 167.03 feet to a 5/8" iron rod found with a cap stamped "KHA"; said iron rod being an exterior ell corner of said Lot 2;

THENCE North 50°44'39" West, continuing along the said southeast line of said Lot 2, a distance of 346.33 feet to the **POINT OF BEGINNING** and containing 588,358 square feet or 13.5068 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That JWS Land, LTD acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOTS 3 & 4, BLOCK A, KINGS FORT ADDITION**, an addition to the City of Kaufman, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Kaufman. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Kaufman's use thereof. The City of Kaufman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Kaufman and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, repairing, meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Kaufman, Texas.

WITNESS, my hand, this _____ day of _____, 2025.

By: JWS Land, LTD, a Texas limited partnership

By: Kelly Cannell

By: _____
Signature

Printed Name: Kelly Cannell

Title: President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared Kelly Cannell, President of JWS Land, LTD, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she is _____ and that she is authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

My commission expires on: _____

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on September 13, 2024 with an applied combined scale factor of 1.000114077. Bearings vary from recorded plats based on found controlling monuments.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48257C03100, for Kaufman County, Texas and incorporated areas, dated July 3, 2012, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The subdivided area is legally owned by the applicant.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the City of Kaufman's Subdivision ordinance and State law and is subject to fines and withholding of utilities and building permits.
- All lots comply with the minimum size requirements for aerobic septic systems.
- This property is obligated to reserve and/or dedicate future Right-of-Way as required by either the City of Kaufman's and/or Kaufman County's Thoroughfare Plan, and/or this Chapter, and the Standards of Design and Construction.
- This property may be subject to charges related to impact fees and the Applicant should contact the City regarding any applicable fees due.
- The purpose of the Conveyance Plat is to provide for its legal conveyance without developing the subject property and for land recordation functions only. Approval and the subsequent filing of the Conveyance Plat does not constitute approval of any type of development on the subject property, as no building or development permits shall be issued, not permanent utility services provided, for land that has only received approval as a Conveyance Plat.
- No overhead utilities are permitted on the subject property.
- The subject property will need to undergo civil plan review, site planning, and final platting prior to the issuance of any building permits.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Stanley Crawford Russell, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Stanley Crawford Russell
Registered Professional Land Surveyor
No. 7060

CERTIFICATE OF PLAT APPROVAL

Approved: _____

Planning and Zoning Commission Chairperson
City of Kaufman, Texas

Date _____

Mayor
City of Kaufman, Texas

Date _____

Witness by hand this _____ day of _____, 2025:

City Secretary
City of Kaufman, Texas

CONVEYANCE PLAT
LOTS 3 & 4, BLOCK A
KINGS FORT ADDITION
13.5068 ACRES

DIONISION FALCON SURVEY, ABSTRACT No. 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
CP-01-25

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102

Tel. No. (817) 335-8511
www.kimley-horn.com

Project No. 064579007
Sheet No. 2 OF 2

Scale N/A
Drawn by MKK
Checked by SCR
Date 3/19/2025

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
STANLEY CRAWFORD RUSSELL, RPLS
TEL. NO. 817-335-8511
StanC.Russell@Kimley-Horn.com

OWNER
JWS LAND, LTD.
1500 EAST INDUSTRIAL BOULEVARD, SUITE 225
MCKINNEY, TEXAS 75069
KELLY CANNELL
TEL. NO. 972-740-1981
kcannell@schulerdevelopment.com

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D:\dev services\planning & zoning\p&z reports\2025 pz reports\4 cp-01-25 jim meara for kings fort 4-01-25\cp-01-25 p2r kings fort property 03.26.2025.docx



Meeting
Date: 4/28/2025

Date: 04/09/2025

Item #: 16.

Dept.: Administration

PZ Item

SUBJECT:

Consider and take appropriate action on the **Final Plat for Highland Meadows Phase 2**, situated on **44.224 acres** of land (Property ID 16826) out of the Thomas Beedy Survey, Abstract No. 21 and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, said property being generally located on the south side of State Highway 243 at Ola Road. (Case No: FP-03-25)

BACKGROUND:

See the attached April 1, 2025 Planning and Zoning Commission report and attachments.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Final Plat of Highland Meadows Phase 2 located on the south side of State Highway 243 at Ola Road.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

EXECUTIVE SUMMARY

Lambeth Engineering Associates, PLLC, conducted a traffic impact analysis for the proposed residential development, Highland Meadows, located east of the SH 34 and E. Mulberry St/SH 243 intersection in Kaufman, Texas.

Phase I of the project is planned to be completed in 2026 and Phase II, full site buildout, is planned to be completed in 2028. The completed project will contain 434 single-family residential units.

This study evaluated the impact that the proposed development will have on the surrounding roadway network and provides recommended mitigation measures needed to maintain acceptable roadway conditions.

The following roadway intersections were studied in this analysis:

- SH 34 at E. Mulberry Street (SH 243)
- E. Mulberry Street (SH 243) at Ola Road
- E. Mulberry Street (SH 243) at FM 2727
- Site access points

A 2.5% annual growth rate was applied to the existing traffic volumes to project future background volumes. The following study scenarios were analyzed during the weekday AM and PM peak hours.

- 2023 Existing
- 2026 Background - without KISD ES
- 2026 Background-Plus-Phase 1 Site - without KISD ES
- 2026 Background - with KISD ES
- 2026 Background-Plus-Phase 1 Site - with KISD ES
- 2028 Background - without KISD ES
- 2028 Background-Plus-Site Buildout (Phase I and II) – without KISD ES
- 2028 Background - with KISD ES
- 2028 Background-Plus-Site Buildout (Phase I and II) – with KISD ES
- 2033 Horizon Year Background – with KISD ES, JH and SF
- 2033 Horizon Year Background-Plus-Site Buildout (Phase I and II) – with KISD ES

The site is projected to generate 301 trips in the AM peak hour (79 inbound and 222 outbound) and 412 trips during the PM peak hour (260 inbound and 152 outbound). The projected weekday total (inbound and outbound) is 4,116 trips.

Below is a summary of findings from the analyses presented in this report.

- The roadway intersections are shown to operate with an overall LOS D or better considering existing, background, and background-plus-site traffic volumes, with the following recommended mitigation.

SH 34 at SH 243 – The intersection is projected to operate at LOS D or better through year 2026 with the Highland Meadows development and KISD elementary school

except for prior to KISD school being built, the northbound approach operates at LOS E, which is improved with re-routing of Phillips ES students.

Considering the 2028 background traffic (without or with KISD elementary school), the northbound approach operates at LOS E. When Highland Meadows site traffic is added, the intersection operates with an overall LOS E. To improve LOS to D or better for all approaches in the year 2028, it is recommended TxDOT optimize the cycle length.

Considering the 2033 background traffic, the intersection is projected to operate with overall LOS F in the AM peak hour and LOS E in the PM peak hour and worsens with the addition of site traffic. To improve all approaches to LOS D or better in the year 2033 it is recommended TxDOT consider adding an additional eastbound and westbound, left-turn lane, so that dual left-turn lanes are provided, and updating the signal timing.

SH 243 at Ola Road (West Leg) – The intersection operates at LOS D or better through year 2033 with the Highland Meadows development and KISD projects, after the planned two-way, left-turn lane is added in 2027. No interim mitigation is recommended for the buildout of Phase I in 2026.

Even considering the City's LOS C criteria, which could be considered for the Ola Road (west leg) approach, no mitigation is recommended since the projected queue with the northbound approach one (one) vehicle once the two-way, left-turn lane is in place.

SH 243 at the New City Road – Considering only Highland Meadows site traffic (no new KISD traffic), the northbound approach is LOS E in 2026 and 2028, however the delay is only 10 seconds over the LOS D threshold and drops to only 8 seconds over the threshold when the TWLTL is installed. The 95th percentile queue is only four (4) vehicles. These delays and queues are typical for minor streets at intersections with major roads therefore no mitigation is recommended if only Highland Meadows is constructed.

When elementary school traffic is added, the intersection is shown to operate at LOS F in 2026 during the AM peak hour. The delay and queue worsen with the addition of the Highland Meadows development. If the school is constructed it is recommended KISD, the developer, and the City coordinate with TxDOT to install a traffic signal. With signalization, the LOS improves to LOS D or better.

When considering SH 243 widened with four lanes and as signalized, approach operates at LOS C or better.

- The roadway links are shown to operate at LOS D or better considering existing traffic volumes, but SH 243 begins operating at LOS E considering 2026 background traffic volumes. The New City Road which accesses Highland Meadows is shown to continue operating at LOS A/B through the horizon year 2033.

It is recommended that the City, County, and TxDOT coordinate to widen SH 243 prior to buildout of the developments considered in this analysis. Analysis of the surrounding areas is recommended to be considered to determine when the roadway may need to be widened, which may likely occur prior to year 2033 based on the amount of vacant land in the area and projected growth for the area.

- The following deceleration lanes are recommended for review.
 - SH 243 at New City Road:
 - Eastbound, right-turn deceleration lane.
 - Westbound, left-turn deceleration lane, TxDOT is planning to install a two-way, left-turn lane.
 - SH 243 at Driveway 1:
 - The eastbound, right-turn lane projected volumes satisfy TxDOT criteria for right-turn lane. The projected volume (52 vehicles) is only 2 vehicles over the criteria of 50 vehicles, therefore, it is recommended a waiver be considered.
 - Westbound, left-turn deceleration lane, TxDOT is constructing a TWLTL.
- Desirable sight-distance requirements are satisfied at all access points.
- All driveways satisfy TxDOT's driveway spacing criteria.

Although roadway mitigations are needed to accommodate the existing and background traffic volumes, this analysis shows that the proposed development is not expected to have a significant impact on the surrounding roadway network.



Planning and Zoning Commission Report

Meeting Date: April 1, 2025

SUBJECT: Consider and make a recommendation to City Council on the Final Plat for Highland Meadows Phase 2, situated on 44.224 acres of land (Property ID 16826) out of the Thomas Beedy Survey, Abstract No. 21 and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, said property being generally located on the south side of State Highway 243 at Ola Road. (Case No: FP-03-25)

BACKGROUND:

The subject property includes 44.224 acres located on the south side of State Highway 243 (SH 243) at Ola Road. This represents Phase 2 of the 106.417-acre Highland Meadows development, for which a development agreement was approved in July 2022 and amended in January 2023. In March 2023, 105.923 acres were annexed and zoned PD Planned Development-23 for single-family residential uses in general conformance with the development agreement; the remaining 0.491 acres were annexed in July 2023 after the developer acquired control of this remainder parcel. The conceptual plan approved with the PD-23 provided for 435 residential lots, a fire station lot, and several open space lots. In August 2023, the 106.417 acres were preliminary platted. In December 2023, the 62.193 acres of Phase 1 was final platted, with a lot count and configuration consistent with PD-23.

SUMMARY

The final plat for Phase 2 of Highland Meadows will create 210 single-family residential lots, 8 open space lots, and right-of-way. All the residential lots meet or exceed the minimum lot width of 50', the minimum lot depth of 110', and the minimum lot area of 5,500 sq. ft. as required by the PD-23 zoning and consistent with the preliminary plat. The majority of lots are 5,750 sq. ft. and the gross density is 4.7 units per acre. The lots range from 5,566 sq. ft. to 14,611 sq. ft.

The largest open space lots are Lot 39X of Block D and Lot 45X of Block N. Lot 39X is 1.64 acres and will be used for a detention pond. The other open space lots are each less than an acre and will accommodate perimeter landscaping and landscaping at the end of some of the blocks. The amenity center and part of the walking trails will be built during Phase 1.

The primary sanitary sewer line serving the development will be routed through the western part of the development. In areas where the sewer line is not in the street right-of-way, a sanitary sewer easement has been provided on Highland Meadows Phase 1 final plat. The primary water line serving the development will be routed along SH 243, where a 15' water easement is dedicated on Highland Meadows Phase 1 Final Plat. Phase 2 will be served by an 8" water line.

In Highland Meadows Phase 1 Final Plat, a parking and access easement was dedicated allowing for the off-street parking for the trailhead. In addition, a 3.5' pedestrian access easement was dedicated to facilitate the public sidewalk encroachment into the amenity center lot, as the

parallel parking spaces that will serve the amenity center, will use up much of the available right-of-way.

A 6' wide sidewalk will be built on lots 15x and 24x along Mirabeau Blvd; and 24x and 74x along Rolling Rock Blvd.

A 5' fence maintenance easement will be dedicated along the rear of all lots that back up the perimeter screening fence.

CIVIL PLANS, LANDSCAPE PLANS, FLOOD STUDY, AND TRAFFIC IMPACT ANALYSIS

Preliminary civil and landscape plans, a flood study, and a traffic impact analysis were prepared for the development at the time of preliminary plat review and were reviewed and accepted by the City. The final civil and landscape plans for Phase 1 were reviewed and accepted by the City.

The final civil for Phase 2 are under review and have already gone through multiple submittals, with the vast majority of comments having already been addressed; the final revisions are expected to be completed and the plans approved prior to consideration of the final plat by City Council.

The landscape plans have been reviewed and approved.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates SH 243 as a "Type A" Major Arterial, requiring a right-of-way width of 120'. The necessary right-of-way for SH 243 already exists at this location.

Mirabeau Blvd. is designated as a "Type C" Major Collector, requiring a right-of-way width of 80' and is continued from Phase 1.

Pearson Place, from Phase 1, is the main entrance to the development, will include a divided boulevard with a right-of-way width of 70', with two 21'-wide paving sections in either direction. The remainder of streets, from Phase 1 and 2, will include 50' right-of-way widths, with 31'-wide paving sections. On-street parallel parking spaces adjacent to the amenity center will increase the paving section in that area.

RECOMMENDATION:

The final plat for Phase 2 of Highland Meadows conforms to the approved preliminary plat and the PD-23 zoning. In addition, the necessary studies, analyses, and plan reviews have been conducted. Staff recommends approval of the Final Plat of Highland Meadows Phase 2 with the following conditions:

1. The remaining Civil Plan staff review comments are addressed and approved prior to plat recordation.
2. The addresses (as assigned by Kaufman County 911 Addressing and approved by the City) are added to the plat prior to plat recordation.

ATTACHMENTS:

1. Location Map
2. Approved Conceptual Plan (PD-23)
3. Approved Land Study of Highland Meadows
4. Approved Preliminary Plat of Highland Meadows
5. Final Plat of Highland Meadows Ph. 2

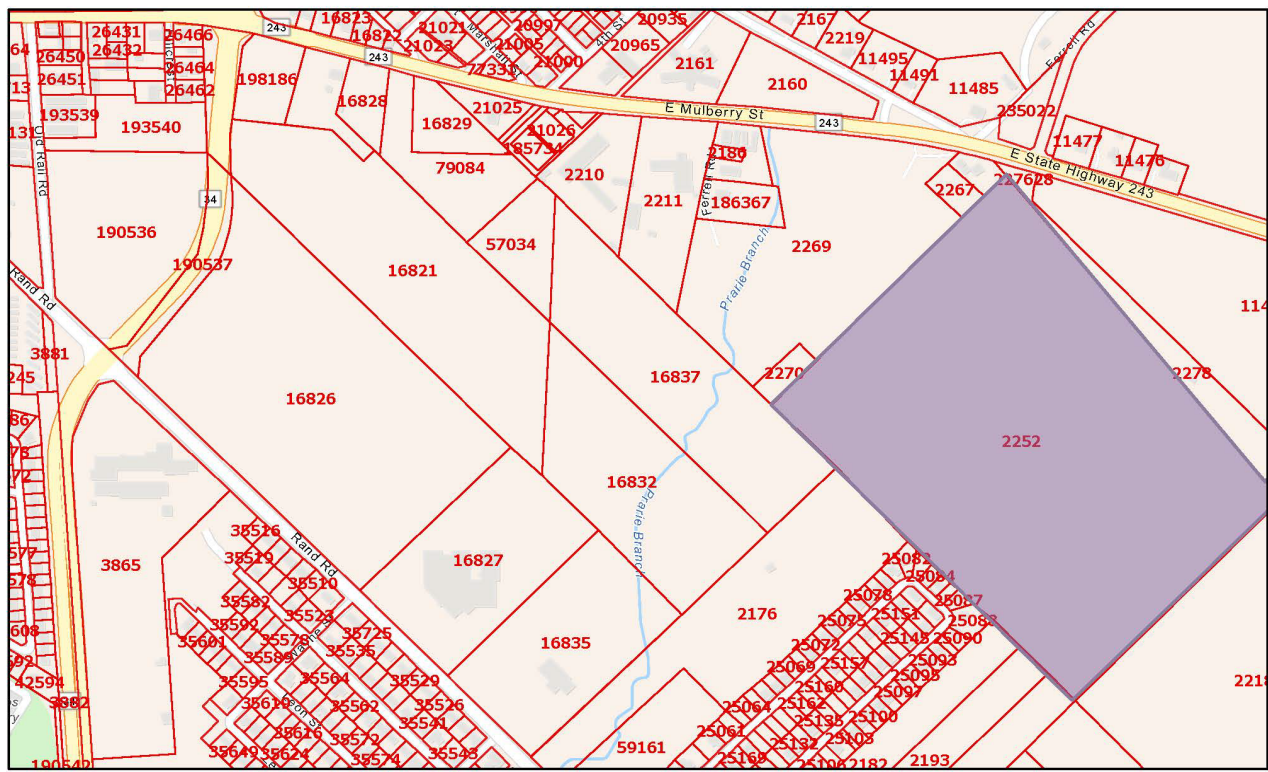
Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map Highland Meadows Phase 2



Approved Conceptual Plan (PD-23) for Phase 1 and 2



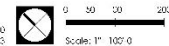
Meritage Kaufman - Highland Meadows

TALSON
DESIGN
Landscape Architecture • Urban Planning
Telephone: 214.794.1662
talsondesign@talsondesign.com
400 Priddy Dr., Suite 100 | Fort Worth, TX 76102

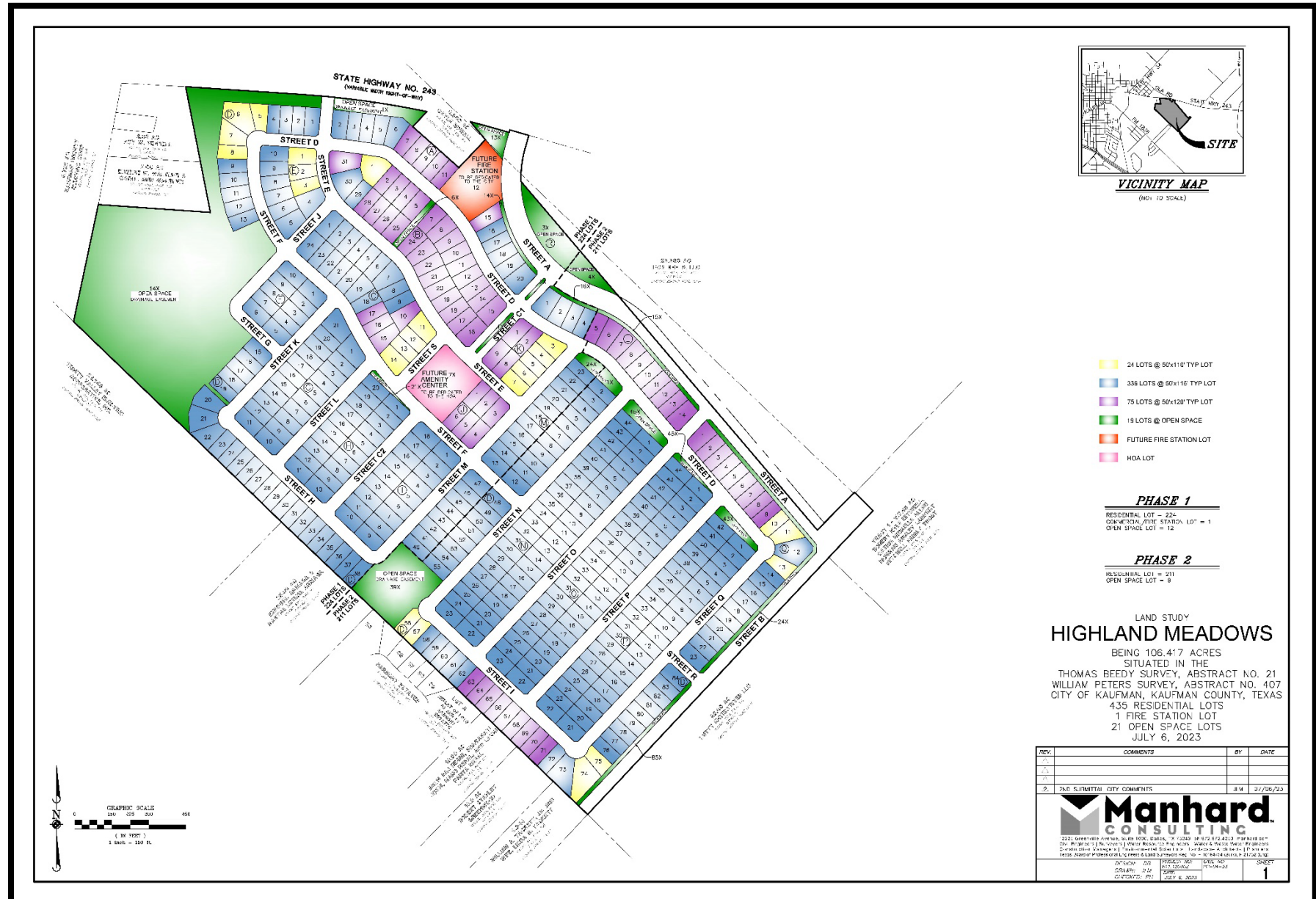
Exhibit C1

Concept Site Plan

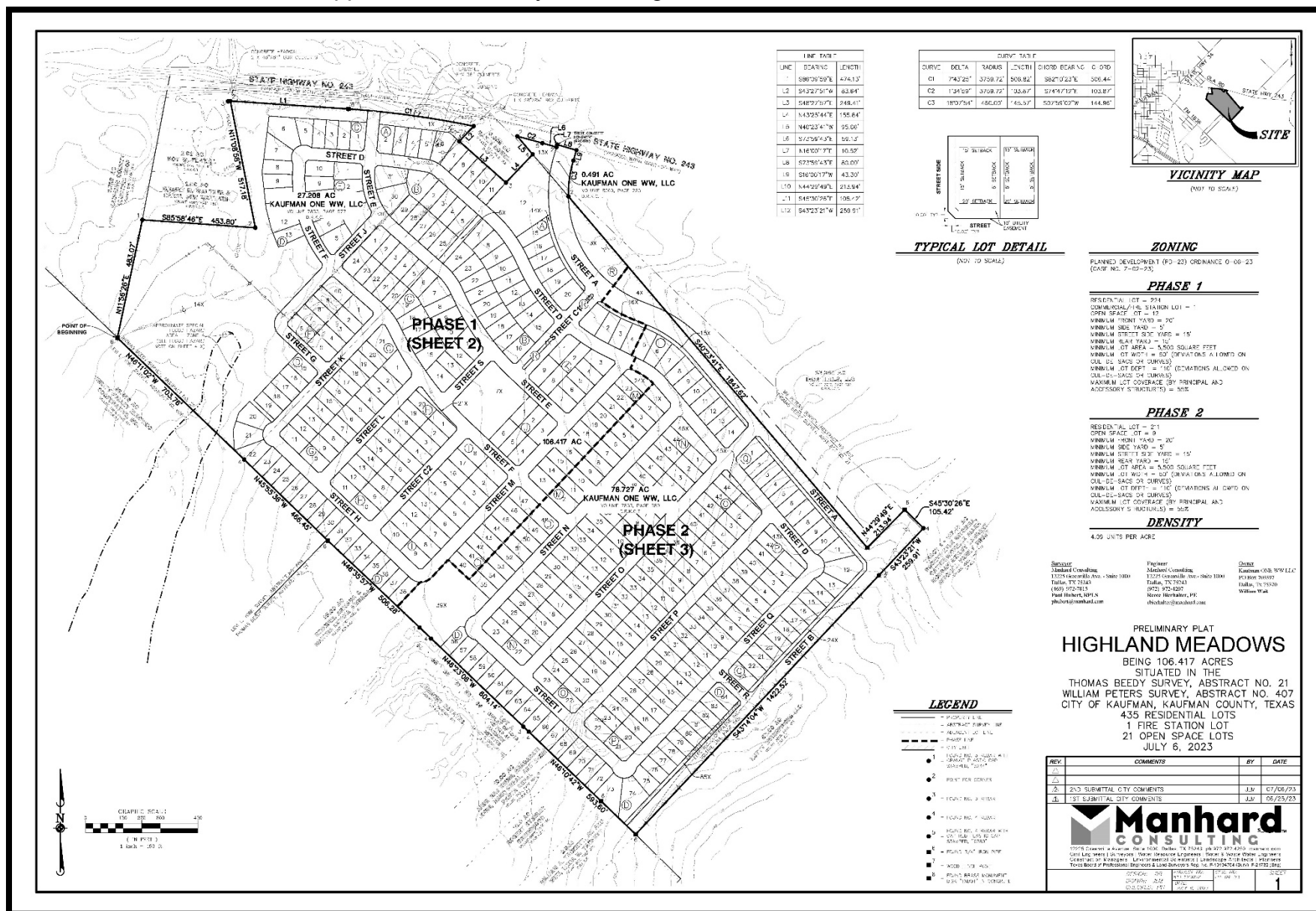
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Date: MARCH 3, 2023



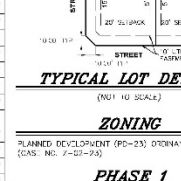
Approved Land Study of Highland Meadows for Phase 1 and 2



Approved Preliminary Plat of Highland Meadows for Phase 1 and 2



REV	DATE	COMMENTS	BY	DATE
1	01/26/2017	2ND SUBMITTAL CITY COMMENTS	ALM	07/06/2017
2	01/26/2017	1ST SUBMITTAL CITY COMMENTS	ALM	06/28/2017



Manhard CONSULTING

12225 Dacotah Ave., Suite 1000, Dallas, TX 75240 (972) 992-7511 ext. 2200
 12225 Dacotah Ave., Suite 1000, Dallas, TX 75240 (972) 992-7511 ext. 2200
 4009 W. 75th St., Dallas, TX 75240 (972) 992-7511 ext. 2200
 12225 Dacotah Ave., Suite 1000, Dallas, TX 75240 (972) 992-7511 ext. 2200

Service: Manhard Consulting
 12225 Dacotah Ave., Suite 1000
 Dallas, TX 75240
 4009 W. 75th St.
 Dallas, TX 75240
 12225 Dacotah Ave., Suite 1000
 Dallas, TX 75240

Project: 12225 Dacotah Ave., Suite 1000
 Dallas, TX 75240
 4009 W. 75th St.
 Dallas, TX 75240
 12225 Dacotah Ave., Suite 1000
 Dallas, TX 75240

Owner: Eastman City Hall
 10101 W. 75th St.
 Dallas, TX 75240
 10101 W. 75th St.
 Dallas, TX 75240
 10101 W. 75th St.
 Dallas, TX 75240

PRELIMINARY PLAT

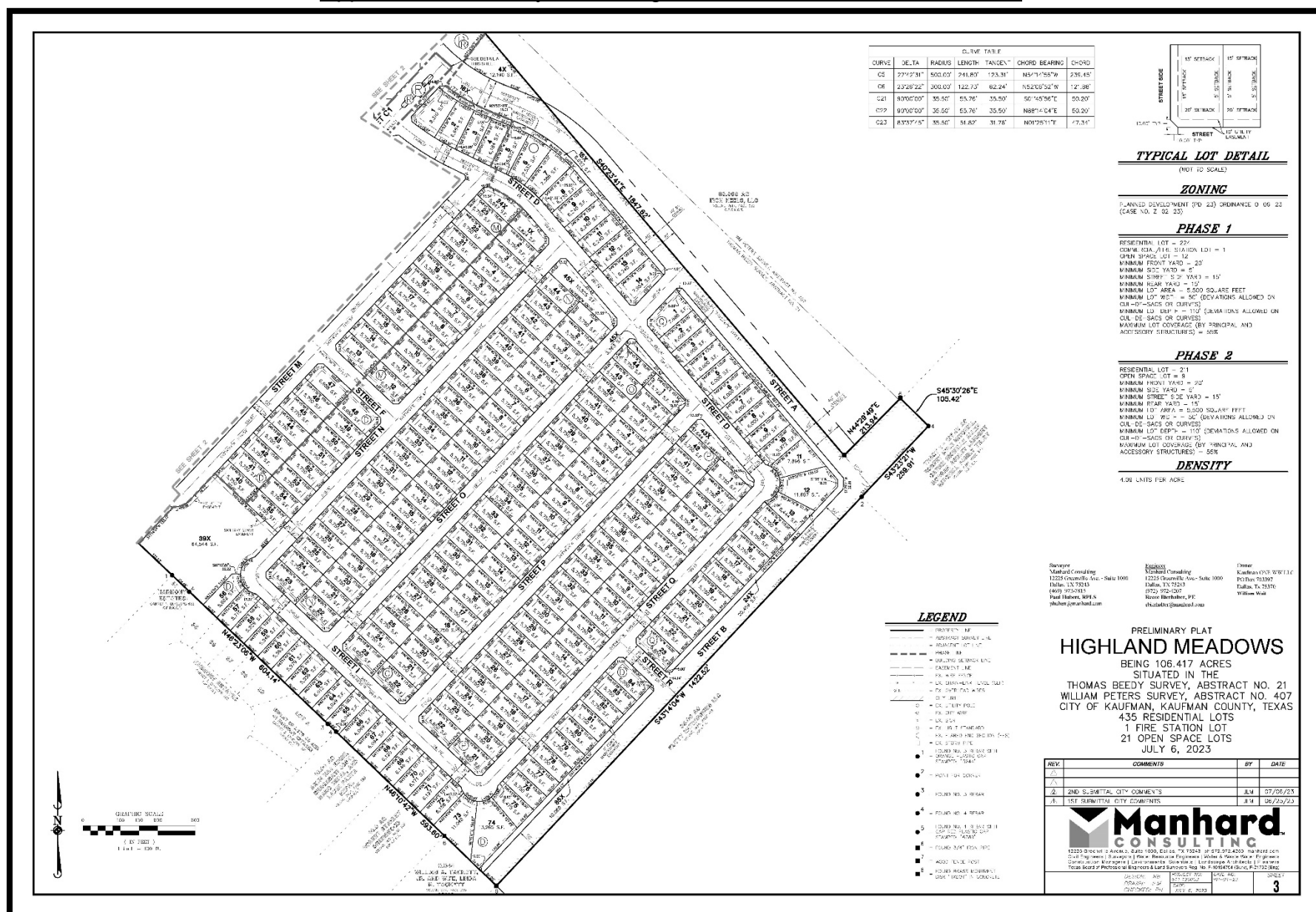
HIGHLAND MEADOWS

BEING 106.417 ACRES
 SITUATED IN THE
 THOMAS BEEDY SURVEY, ABSTRACT NO. 21
 WILLIAM PETERS SURVEY, ABSTRACT NO. 407
 CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

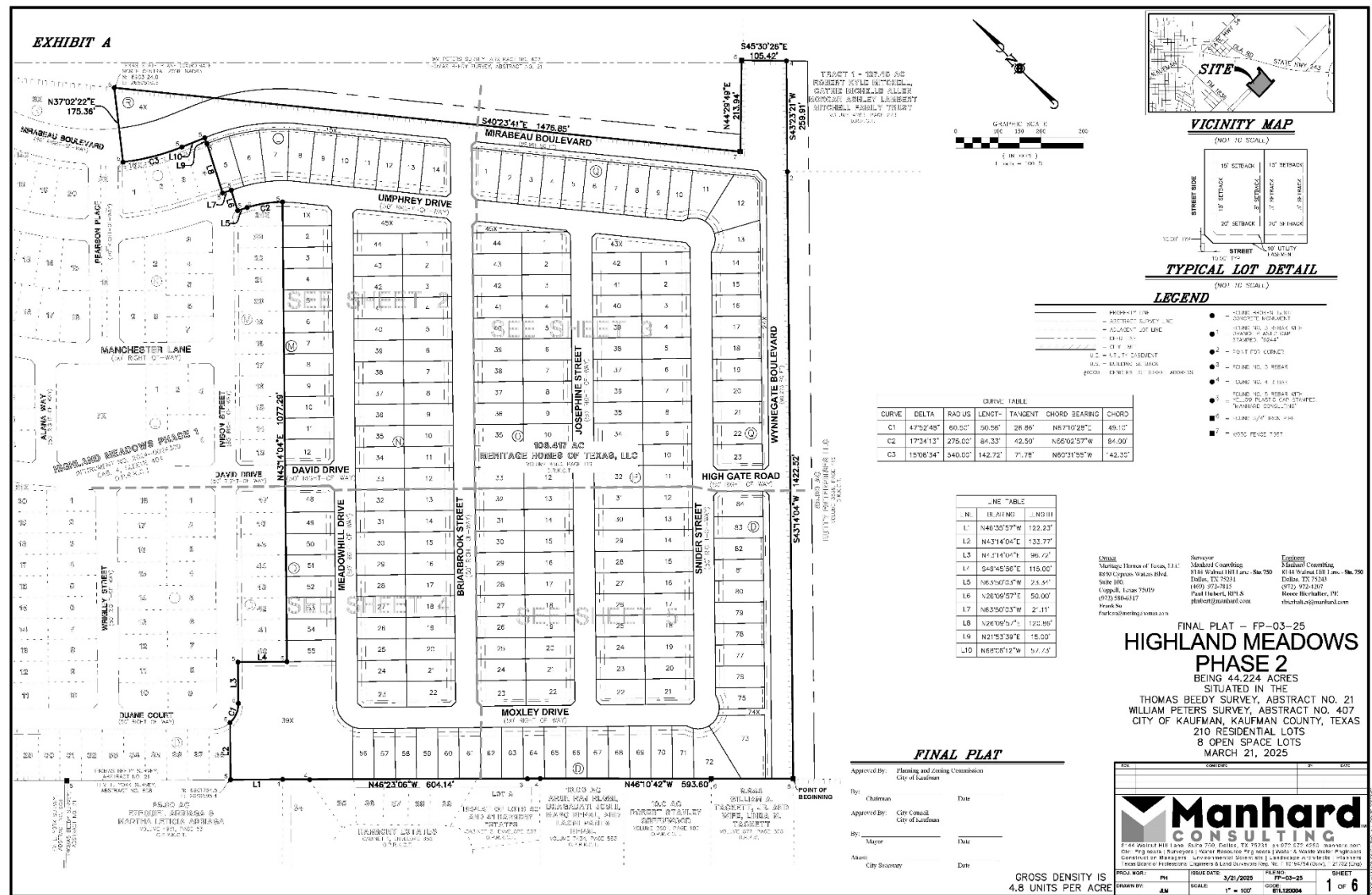
435 RESIDENTIAL LOTS
 21 OPEN SPACE LOTS

JULY 6, 2023

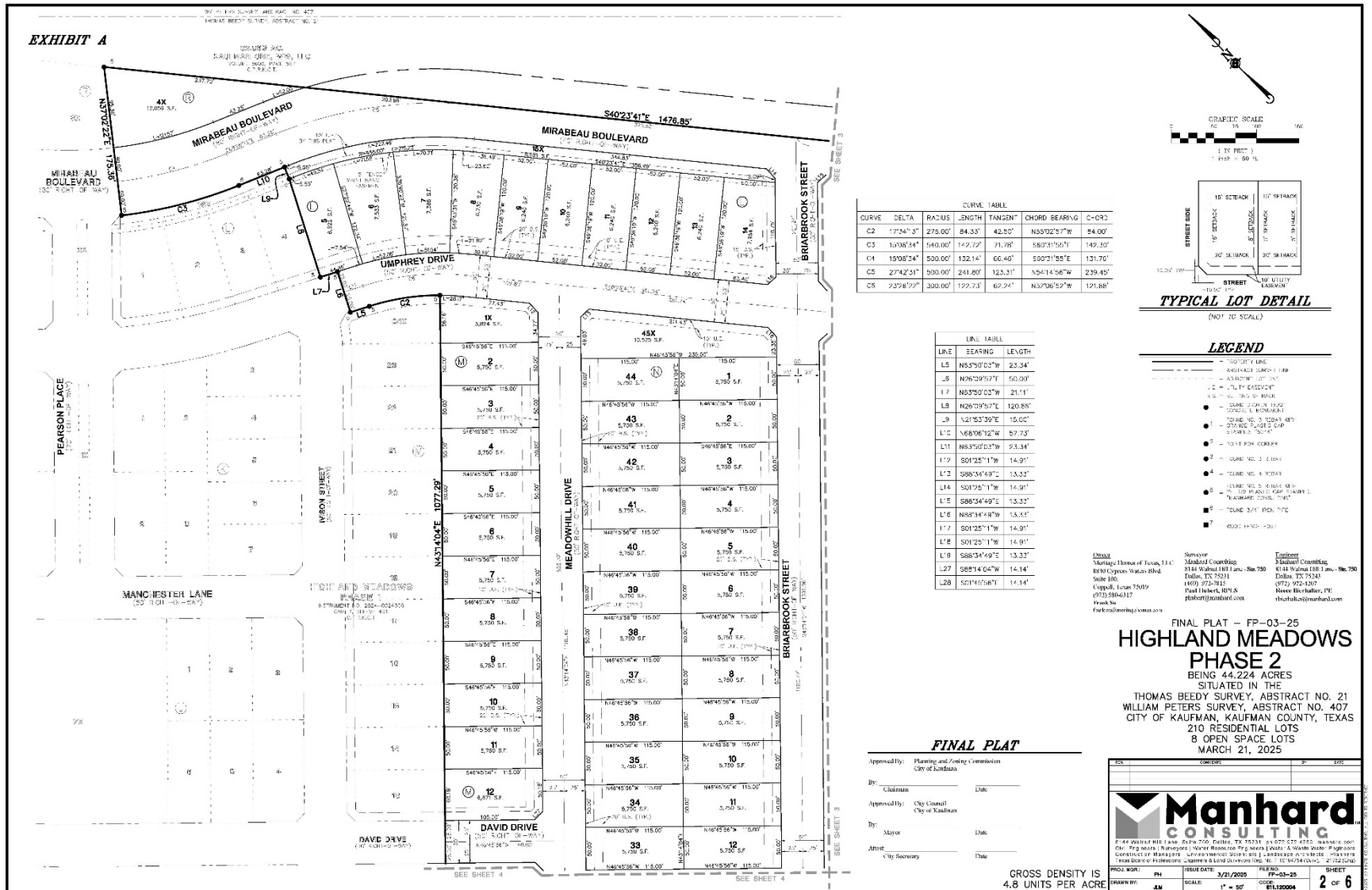
Approved Preliminary Plat of Highland Meadows for Phase 1 and 2



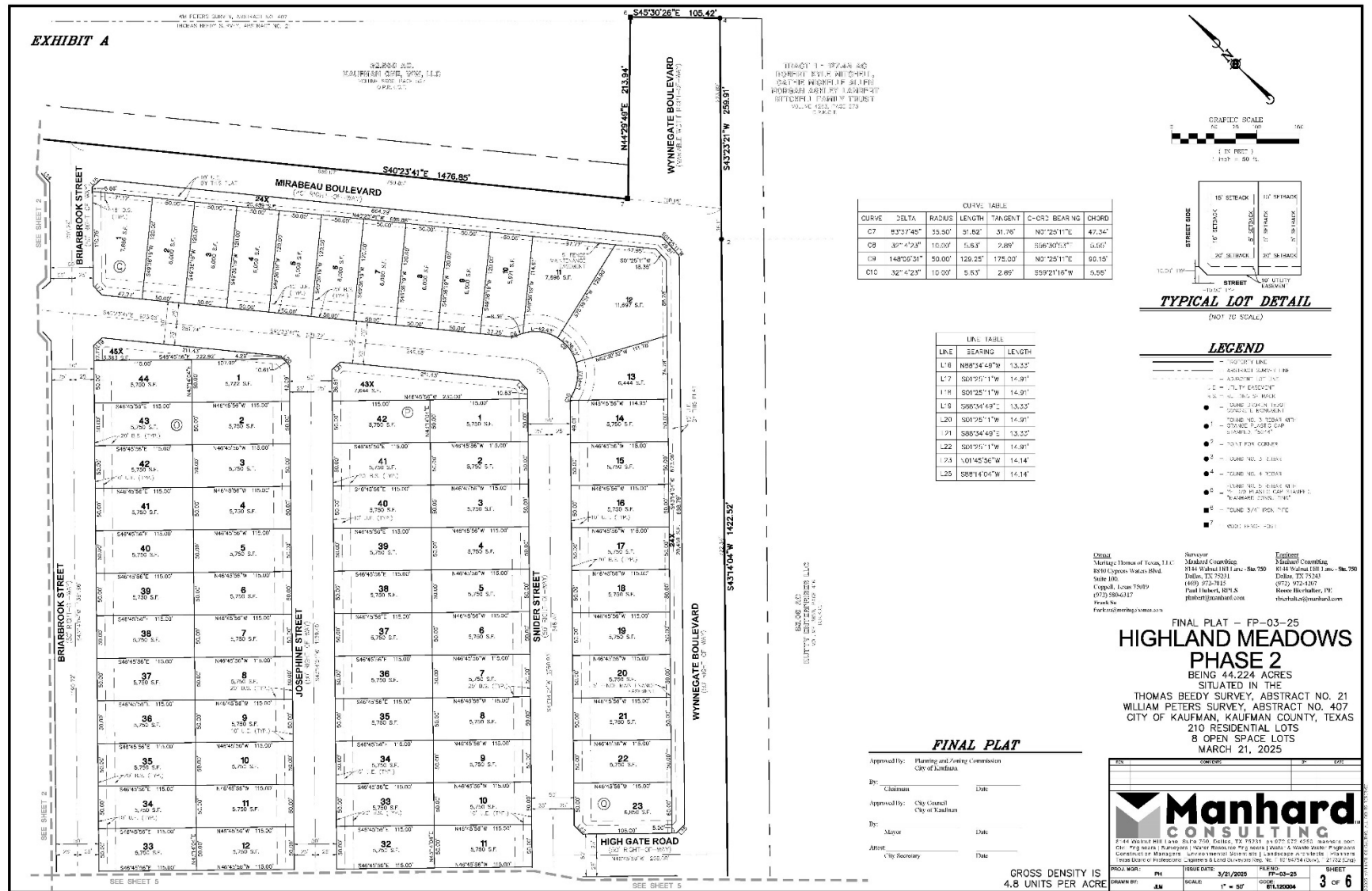
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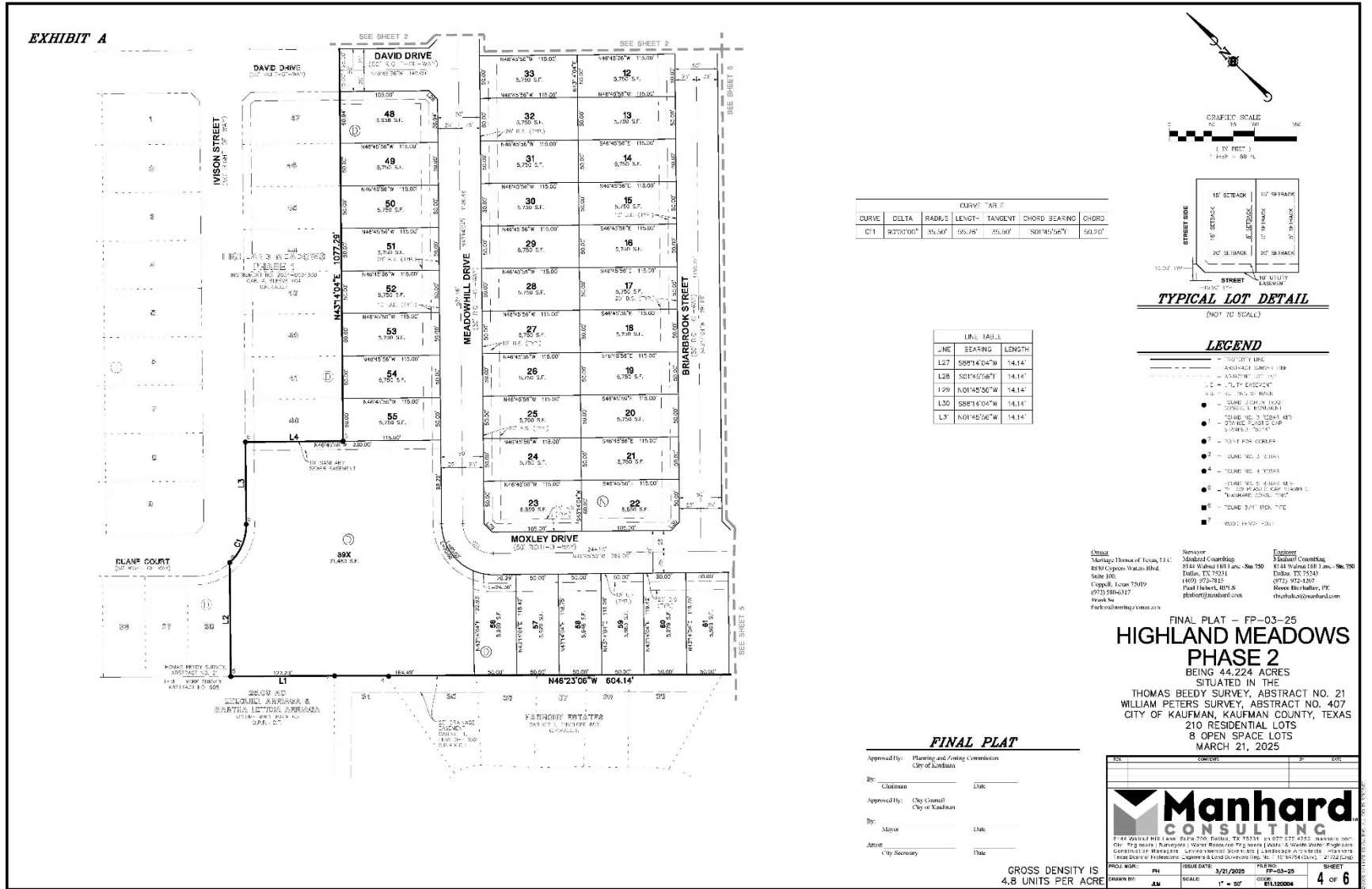
Final Plat of Highland Meadows, Phase 2



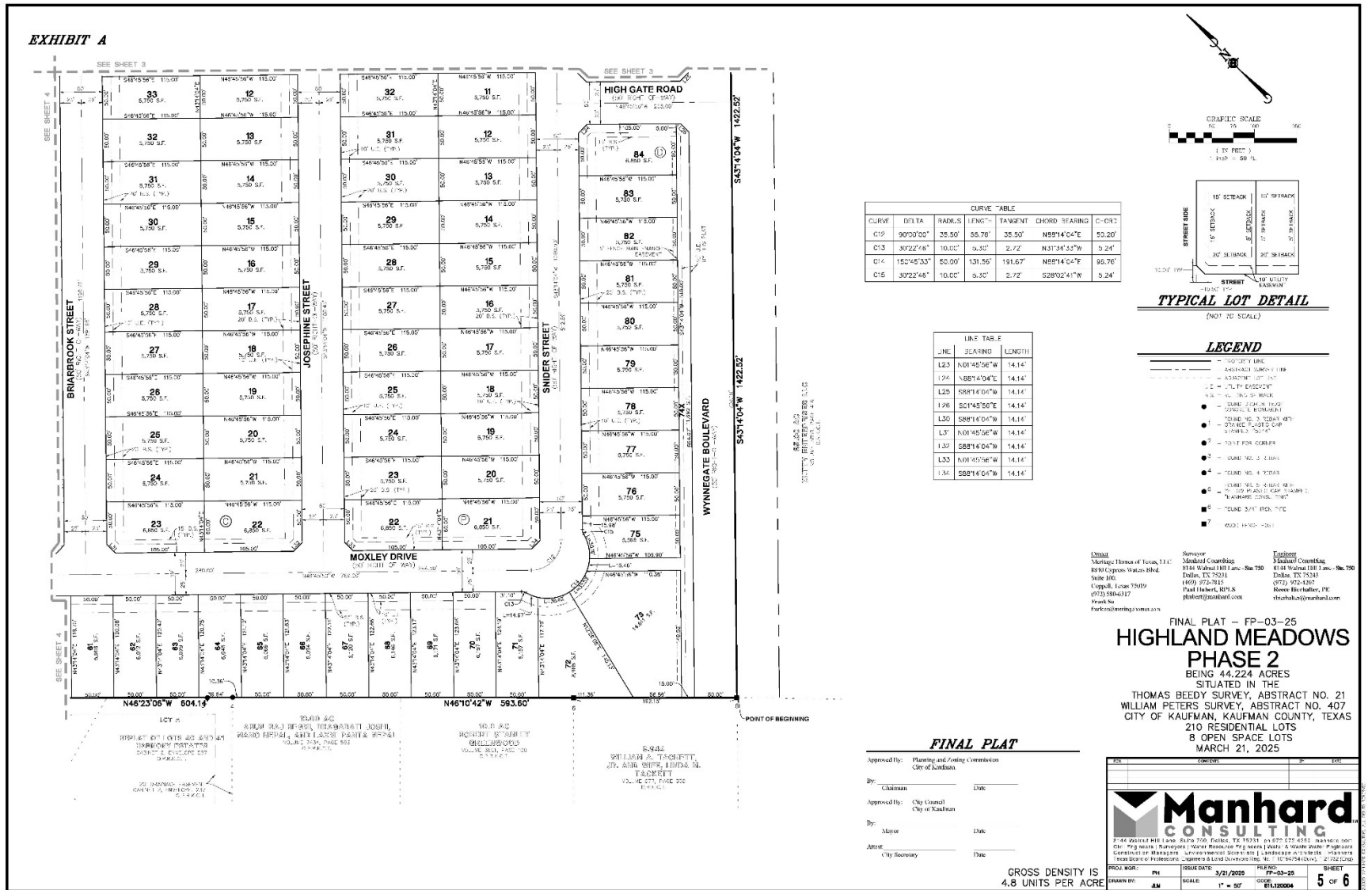
Final Plat of Highland Meadows, Phase 2



Final Plat of Highland Meadows, Phase 2

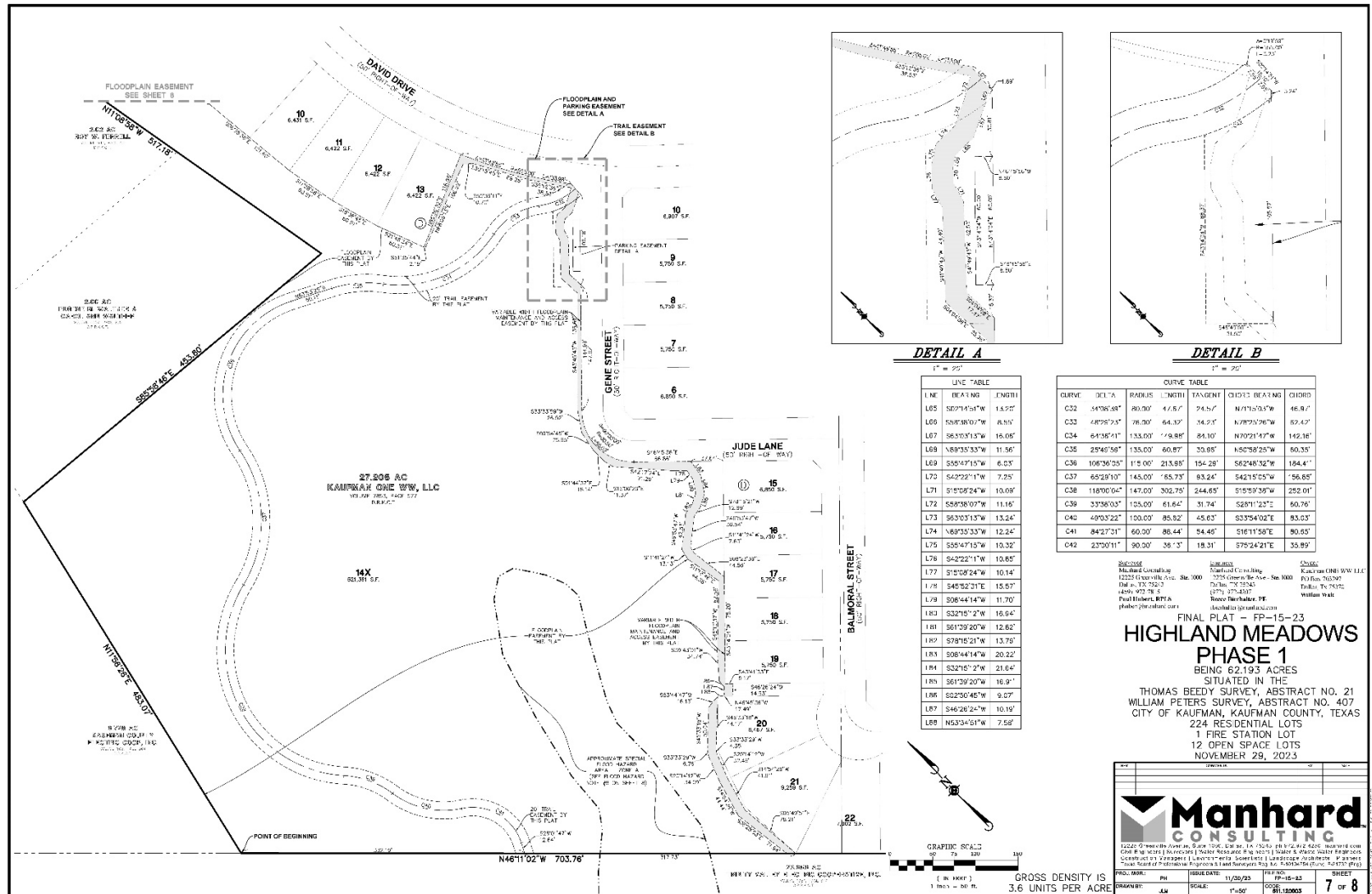


Final Plat of Highland Meadows, Phase 2



Page 69 of 200

Final Plat of Highland Meadows, Phase 2





Meeting
Date: 4/28/2025

Date: 04/09/2025

Item #: 17.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the **First Amendment to the First Amended and Restated Development Agreement** between the City of Kaufman, Texas and Tejas Wycliff Properties, LLC – 2727 Kaufman Series, a Texas limited liability company, GSI Baylor, LLC, a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, for development of an approximate **132.10 acres** (Property IDs 2199, 2206, 2207, 187114, 213257, and 213258) situated in the T. Beedy Survey, Abstract No. 21 in the City's Extra-Territorial Jurisdiction (ETJ), Kaufman County, Texas, generally located on the west side of Farm-to-Market Road 2727, approximately 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive; and authorizing the Mayor or designee to execute necessary documents. (The Trails)

BACKGROUND:

The developers of The Trails are pursuing an Amended and Restated Development Agreement with the City for their proposed development, which will include 446 single-family residential lots on 132 acres off FM 2727. The Agreement's only revisions from the version approved last November detail the removal of porch requirements and the completion of trails and amenities before the 350th house receives its building permit.

Author:
Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of The Trails Amended and Restated Development Agreement.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

**FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED THE TRAILS
DEVELOPMENT AGREEMENT**

This First Amendment to the First Amended and Restated the Trails Development Agreement (this “First Amendment”) is entered into between the CITY OF KAUFMAN, TEXAS, (the “City”), and Tejas Wycliff Properties, LLC – 2727 Kaufman Series, a Texas limited liability company, GSI Baylor, LLC, a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, (collectively, the “Developer”):

WITNESSETH:

WHEREAS, this First Amendment amends the First Amended and Restated the Trails Development Agreement entered into between the City and the Developer effective as of December 3, 2024 and recorded in the real property records of Kaufman County, Texas (the “Development Agreement”); and

WHEREAS, the Developer and the City agree that the Development Standards attached to the Development Agreement be replaced with the Development Standards (**Exhibit A**); and

WHEREAS, the Development Agreement is only modified as expressly set forth in this First Amendment and the Development Agreement shall otherwise remain in full force and effect.

NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and the Developer covenant and agree as follows:

1. Development Agreement Remains in Full Force and Effect. The City and Developer agree that, except as expressly amended herein, all provisions and terms contained in the Development Agreement remain in full force and effect.

2. Binding Obligation. This First Amendment shall become a binding obligation of the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this First Amendment on behalf of the City has full authority to execute this First Amendment and bind the City to the same. Developer warrants and represents that the individual executing this First Amendment on its behalf has full authority to execute this First Amendment and bind it to the same.

3. Authorization. The City Council shall authorize the Mayor of the City to execute this First Amendment on behalf of the City.

4. Severability. In the event any provision of this First Amendment shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the First Amendment shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

5. **Filing in Deed Records.** This First Amendment shall be filed in the deed records of Kaufman County, Texas. The provisions of this First Amendment shall be deemed to run with the Property and shall be binding on heirs, successors and assigns of the Developer.

7. **Notices.** Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

8. **Adoption/Approval.** The City represents and warrants that this First Amendment has been duly adopted by official action of the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act), and that the individual executing this First Amendment on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this First Amendment has been approved by the appropriate action of the Developer, and that the individuals executing this First Amendment on behalf of the Developer have been duly authorized to do so.

9. **Counterparts.** This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

[SIGNATURES PAGES FOLLOW, REMAINDER OF THIS PAGE INTENTIONALLY LEFT
BLANK]

EXECUTED BY THE PARTIES TO BE EFFECTIVE ON _____, 2025:

CITY OF KAUFMAN, TEXAS

By: _____
Name: Jeff Jordan
Title: Mayor
Date: _____

ATTEST:

By: _____
Name: Jesse Hanks
Title: City Secretary
Date: _____

APPROVED AS TO FORM

Name: Patricia A. Adams
Title: City Attorney

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the __ day of _____, 2025 by Jeff Jordan, the Mayor of the City of Kaufman, Texas on behalf of said City.

(SEAL)

Notary Public, State of Texas

Name printed or typed

Commission Expires: _____

DEVELOPER:

DEVELOPER SIGNATURE PAGES:

DEVELOPER:

Tejas Wycliff Properties, LLC – 2727 Kaufman
Series, a Texas limited liability company

By:_____

By:_____

Name:

Its:

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____,
2025 by _____, Tejas Wycliff Properties, LLC – 2727 Kaufman Series,
a Texas limited liability company, on behalf of said company.

Notary Public, State of Texas

DEVELOPER:

GSI Baylor LLC, a Texas limited liability company

By:_____

By:_____

Name:

Its:

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____,
2025 by _____, GSI Baylor LLC, a Texas limited liability company, on
behalf of said company.

Notary Public, State of Texas

DEVELOPER:

Ezonya Incorporated,
a California corporation

By:_____

By:_____

Name:

Its:

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____,
2025 by _____, Ezonya Incorporated, a California corporation, on behalf
of said company.

Notary Public, State of Texas

DEVELOPER:

Sam Goldman, an individual

By:_____

By:_____
Name:

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

 This instrument was acknowledged before me on the ____ day of _____,
2025 by _____.

Notary Public, State of Texas

EXHIBIT A

“Exhibit B” Development Standards

ZONING ORDINANCE

PLANNED DEVELOPMENT - SINGLE FAMILY (PD SF-8) for 132.1 Acres Kaufman, Texas

1. Purpose:

The purpose of the development is to provide a unique addition to the City of Kaufman. The single-family development will integrate into the master trail plan and provide a neighborhood with high standards of development, with access to (and expansion of) the trail system and City Lakes Park.

The project will be in compliance with the City of Kaufman Zoning Ordinance adopted March 19, 2007, as amended, shall govern any regulations not specified herein.

2. Permitted Uses:

- a. Single-family detached residential uses with the general development layout and lot distribution as shown in **Exhibit “A”**. The purpose of the exhibit is to establish a general conceptual site plan for the development. The final site plan may differ, as to be determined during the preliminary plat stage, but must adhere to the regulations set herein.
- b. Park or playground (non-commercial) is classified as a Neighborhood Park and be in compliance with the City of Kaufman Parks, Recreation and Open Space Master Plan adopted March 5, 2019.
- c. Other uses permitted in the Single-Family Residential – 8 (SF-8) District in the City of Kaufman Zoning Ordinance, as amended. The total lot count shall be 207 lots for Type A and 239 lots for Type B. The total lot count shall not deviate more than 5% from concept plan. The maximum number of lots shall be 469.

3. Building Regulations:

a. Area Regulations

i. Type A Lots (6,000 SF)

1. Minimum Lot Size: 6,000 square feet.
2. Minimum Lot Depth: 110 feet
3. Minimum Lot Width:
 - a. Fifty (50') feet

- b. Forty-five (45') feet at the setback line for lots along cul-de-sacs (aka knuckle lot)
 - c. Corner lots backing to the rear yard of another lot shall be at least ten (10') feet wider than the minimum lot width in order to provide adequate width for the increased exterior side yard setback; corner lots backing to the side yard of another lot shall be at least twenty (20') feet wider than the minimum lot width in order to provide adequate width for the increased side yard setback.
- 4. Minimum Yards:
 - a. **Front yard:** Twenty-five (25') feet (front porches may encroach up to ten (10') feet into the required front yard)
 - b. **Side yard:**
 - i. Five (5') feet width on each side for interior lots
 - ii. Fifteen (15') feet for exterior side yards adjacent to streets (for corner lots that back to the rear yard of another residential lot)
 - iii. Twenty-five (25') feet for exterior side yards adjacent to streets (for corner lots that back to the side yard of another lot...also known as "key lots").
 - c. **Rear yard:**
 - i. Main building:
 - 1. Fifteen (15') feet for the main building
 - 2. Ten (10') feet for the main building on lots located on knuckles and cul-de-sacs.
 - ii. Accessory Buildings:
 - 1. To be located in the rear yard
 - 2. A minimum of five (5') feet separation between main building and accessory structure
 - 3. A minimum of three (3') feet from any side or rear property line.
 - 4. Detached garages
 - a. Located at least five (5') feet from the main building
 - b. Behind the front building line
 - c. A minimum of twenty (20') feet from the door face of the garage to the edge of pavement from any public roadway or alley
 - d. a minimum of three (3') feet from side or rear property lines.
- 5. Minimum Dwelling Size: Minimum dwelling size (defined as enclosed, air-conditioned living space excluding garages, porches, etc.) shall be 1,500 square feet.

ii. **Type B Lots (7,200 SF)**

(1) Minimum Lot Size: Minimum lot size shall be 7,200 square feet.

(2) Minimum Lot Depth: 110 feet

(3) Minimum Lot Width:

- a. Sixty (60') feet
- b. Fifty-five (55') feet at the setback line for lots along cul-de-sacs (aka knuckle lot)
- c. Corner lots backing to the rear yard of another lot shall be at least ten (10') feet wider than the minimum lot width in order to provide adequate width for the increased exterior side yard setback; corner lots backing to the side yard of another lot shall be at least twenty (20') feet wider than the minimum lot width in order to provide adequate width for the increased side yard setback.

2. Minimum Yards:

a. **Front yard:** Twenty-five (25') feet (front porches may encroach up to ten (10') feet into the required front yard)

b. **Side yard:**

- i. Five (5') feet width on each side for interior lots
- ii. Fifteen (15') feet for exterior side yards adjacent to streets (for corner lots that back to the rear yard of another residential lot)
- iii. Twenty-five (25') feet for exterior side yards adjacent to streets (for corner lots that back to the side yard of another lot...also known as "key lots").

c. **Rear yard:**

i. Main building:

1. Fifteen (15') feet for the main building
2. Ten (10') feet for the main building on lots located on knuckles and cul-de-sacs.

ii. Accessory Buildings:

1. To be located in the rear yard
2. a minimum of five (5') feet separation between main building and accessory structure
3. a minimum of three (3') feet from any side or rear property line.
4. Detached garages
 - a. located at least five (5') feet from the main building
 - b. behind the front building line
 - c. a minimum of twenty (20') feet from the door face of the garage to the edge of pavement from any public roadway or alley

- d. a minimum of three (3') feet from side or rear property lines.

3. Minimum Dwelling Size: Minimum dwelling size (defined as enclosed, air-conditioned living space excluding garages, porches, etc.) shall be 1,600 square feet.

4. Height Regulations:

- a. The main building shall not exceed 35 feet in height.
- b. Accessory building shall not exceed one (1) story in height, which is twelve (12') feet.

5. Lot Coverage:

- a. No more than fifty (50%) percent of the area of each lot shall be covered by roofed structures.
- b. Not to exceed sixty-five (65%) percent of the total impervious area including accessory buildings, driveways, and parking areas.

6. Parking Regulations:

- a. Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces (within a garage with garage door) placed behind the front building line and on the same lot as the main structure.
- b. Other - (See Section 35 of the City Zoning Ordinance, Off-Street Parking and Loading Requirements).
- c. A minimum driveway width of sixteen (16') feet is required for each residential home.
- d. Garages cannot be used or occupied as living space, including occupied for home office or business uses, other than for storage of materials, and cannot be transformed into living space.
- e. Vehicle parking is not allowed to impede the sidewalk or the ten (10') foot trail.
- f. No parking on grass or landscaped areas.
- g. Carports are not allowed in the front yard or exterior side yard.

7. Trees and Landscaping on Residential Lots:

- a. The home builder shall plant two (2) three-inch (3") caliper trees on each lot (with one (1) to be placed in the front yard) during home construction, measurements as defined by the Texas Association of Nurserymen, Guidelines and Standards.
- b. Specification for Tree installation shall be American Standard for Nursery Stock, published by the American Association of Nurserymen.
- c. In addition, on corner lots, the home builder shall plant one (1) additional three-inch (3") caliper tree to be placed in the exterior side yard, subject to the same measurement definitions. The three-inch (3") caliper will be measured twelve (12") inches from the ground.
- d. Trees must be listed in the Recommended Plant List of the Zoning Ordinance.
- e. Trees must be planted before the home gets their final inspection.

- f. The home builder shall replace the trees if they die within the first 12 months.
- g. The home builder shall plant 5 shrubs per the recommended plat list of the zoning ordinance.

8. Perimeter and Entryway Landscaping and Screening:

- a. Where residential lots side or back to FM 2727, the developer shall provide a masonry screening wall at least six (6') feet in height, with columns spaced every sixty (60') feet along the property line to screen the homes at the time of subdivision construction (not by individual builders during construction of each home).
- b. A five (5) foot wall maintenance easement shall be provided on the residential lot where the masonry screening wall is adjacent to a residential lot.
- c. The HOA will repair and/or maintain the masonry screening wall.
- d. Landscaping shall be provided and maintained on HOA-maintained open space lots:
 - i. at least ten (10') feet in width located between the screening wall and FM 2727
 - ii. with at least one (1) four-inch (4") caliper canopy tree planted every forty (40') feet.
 - iii. one (1) two-inch (2") caliper ornamental tree planted every forty (40') feet interspersed in between the canopy trees.
 - iv. Enhanced landscaping and development signage (on masonry walls or structures) shall be installed at the main entrances to the development off FM 2727, particularly the entrance with the median as shown on the Concept Plan.
- e. All landscaping, signage, and other entry features shall be located on HOA-maintained open space lots.
- f. Final landscaping and screening plans shall be submitted with the construction plans and approved by the City prior to or concurrent with the final plat. Alternative forms of landscaping and screening are subject to the approval of City Council.
- g. Alternative forms of landscaping and screening are subject to the approval of City Council.

9. Signage

- a. Subdivision signs may be an attached wall sign or a monument sign at the subdivision entrance, or any combination of the two.
- b. Two (2) signs may be placed at each subdivision entrance.
- c. The maximum sign area for either an attached wall sign or monument sign is one hundred fifty (150 sf) square feet.
- d. A monument sign may have the subdivision name on both sides.
- e. Signage may not be placed in the sight visibility triangle of any driveway, alley, or street intersection.
- f. The maximum height of a monument signs is sixteen (16') feet to the finished top.

- g. Wall signs can't be placed any higher than sixteen (16') feet.
- h. No changeable message signs are allowed.

10. Sidewalk and Trail Requirements:

- a. The homebuilder shall construct concrete sidewalks at least five (5') feet in width along the street frontages of all residential lots.
- b. The Developer shall construct concrete sidewalks at least five (5') feet in width along the street frontages of all common (open space) lots interior to the subdivision, with the exception of lots in which a ten (10') foot concrete trail is provided instead.
- c. The developer shall install an internal trail plan as depicted in **Exhibit "A"**.
- d. The final trail system alignment may be altered to best fit the site, however it must be in substantial conformance to the trail plan as shown.
- e. A continuous trail, which shall be concrete and at least ten (10') feet in width, shall be provided along the open space lot(s) adjacent to City Lakes Park and align with the City's master trail plan for City Lakes Park.
- f. From the trail along the open space lots adjacent to City Lakes Park, two (2) continuous trails shall extend through the development to FM 2727, one (1) trail through the section of Type A lots and one (1) through the section of Type B lots.
- g. The trail shall also be routed in and around the amenity center.
- h. The trail may cross streets and be routed along the fronts or sides of residential lots, where necessary.
- i. In areas where the trail is routed in front of homes, a five (5') foot public trail easement shall be dedicated along the front of the lot to provide for the full width necessary for the ten (10') foot wide trail.
- j. The trail shall be lighted and landscaped in all areas that go through HOA open space lots or City park land.
- k. Trail sections or segments that are routed along residential lots (and not wholly located in HOA/open space lots) shall be constructed as the homes adjacent to the trail sections or segments are constructed for each phase of development.

11. Open Space and Amenity Requirements:

- a. For trail sections located wholly within open space lots, the Developer shall provide landscaping and pedestrian-scale lighting along the trails through the development. Landscaping shall include four-inch (4") caliper canopy trees at eighty (80') feet intervals, with two-inch (2") caliper ornamental trees at 80' intervals interspersed in between each canopy tree. In addition, at least five (5) benches and five (5) trash receptacles shall be placed along the trail system at regular intervals. Such landscaping, hardscaping, and lighting shall be installed on open space lots to be maintained by the HOA.
- b. On the open space lot in the rear of the development (adjacent to City Lakes Park), the Developer shall provide and construct a trail head with trails through the property, which shall connect to the sidewalk and trail system within the development and shall also provide stubs to surrounding properties to allow for

future connection to the City's planned trail system. A minimum of six (6) dedicated and marked parking spaces shall be provided at the trail head. The trail head shall contain one (1) covered picnic area with a trash receptacle. The trailhead shall also include a mix of shade and ornamental trees; shrubs and groundcover may also be provided. The trailhead shall include signage and pedestrian- scale lighting. The developer shall also install a fenced dog park with at least two (2) dog stations within the dog park.

- c. An Amenity Center for all residents of The Trails shall be provided at the area identified on **Exhibit "A"**. (At minimum, the amenity center shall include a swimming pool with associated deck and seating/lounging areas, grilling station, restrooms, a pavilion, at least two (2) sports courts, at least twelve (12) dedicated parking spaces, and a mix of five (5) shade & ornamental trees, ten (10) shrubs, ten (10) grasses, and other groundcover. The Amenity Center shall be restricted to use by neighborhood residents only and is not eligible for credits towards Parkland Dedication and Park Development Fees.
- d. All of the above improvements shall be detailed on landscaping plans to be provided with the construction plans prior to the final platting of each phase. The improvements are subject to City approval.
- e. With the exception of the Amenity Center, the Developer may be eligible for credits towards Parkland Dedication and Park Development Fees for the proposed open space lots and the associated improvements outlined in this section, as well as the internal 10' trails. To receive credits, the improvements and the proposed credits for the improvements are subject to the review of the Parks and Recreation Board and the approval of City Council. All improvements to be considered for credit shall be open to the general public. In addition, the cost of these improvements shall be documented in a Facilities Agreement to be approved by the City. Credit towards park maintenance and park dedication fees shall be determined at platting and facilities agreement approval. In no case shall the City be responsible to reimburse the Developer for improvements that exceed the cost of the eligible credits.
- f. Construction on the Amenity Center shall begin prior to the issuance of the 121st building permit for a single family home, and shall continue until completion, which means issuance of a certificate of occupancy for the amenity center. The trails and amenities will be installed before the 350th house receives their building permit.

12. Architectural Requirements:

- a. The builder shall make an effort to avoid a monotonous feel to the development.
- b. The same elevation shall not be repeated within five (5) houses on each side of a given house. A minimum roof pitch of 6:12 shall be provided for the primary roof of each house.
- c. All houses shall have a minimum of seventy (70%) percent masonry exterior below the plate line, and at least fifty (50%) percent of masonry for each façade. Masonry is defined as brick or stone. Cementitious fiber or wood-like material may be used as accent materials only. Windows or some other sort of relief or

articulation shall be provided at minimum thirty (30') foot intervals along each floor of each façade of each house to avoid large expanses of blank wall for Type A lots and forty (40') feet for Type B lots.

- d. City staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- e. Full gutters shall be provided around each house.
- f. All garage door panels shall include decorative features such as window inserts, full-paneled doors, accent hardware, wood or wood-like material, or a carriage-style design.
- g. The front of each house shall include at least two (2) coach lights.
- h. Garages may not be used or occupied as living space, including occupied for home office or business uses, other than for storage of materials, and cannot be transformed into living space.

13. Mailboxes:

- a. Cluster mailboxes shall be provided at multiple locations as per United States Post Office requirements.
- b. Mailboxes shall be located on common (open space) lots and shall be installed prior to the acceptance of the public improvements.
- c. HOA shall maintain and repair cluster mailboxes when needed.

14. Landscape Requirements:

- a. The following criteria and standards shall apply to landscape materials and installation:
 - i. All required landscaped open areas shall be completely covered with living plant material.
 - ii. Plant materials shall conform to the standards of the approved plant list for the City of Kaufman (see Figure 36-2 in this Section) or as approved by the Director (or his designee), and the American Standard for Nursery Stock. Grass seed, sod and other materials shall be clean and reasonably free of weeds and noxious pests and insects.
 - iii. Trees shall have an average spread of crown of greater than fifteen (15') feet at maturity.
 - iv. Trees having a lesser average mature crown of fifteen (15') feet may be substituted by grouping the same so as to create the equivalent of fifteen (15') feet crown of spread.
 - v. Large trees shall be a minimum of four (4") inches in caliper (measured twelve (12") inches above the ground) and seven (7') feet in height at time of planting.
 - vi. Small trees shall be a minimum of two (2") inches in caliper and five (5') feet in height.
 - vii. Shrubs not of the dwarf variety shall be a minimum of two (2') feet in height when measured immediately after planting.

- viii. Hedges, where installed for screening purposes, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen, which will be three (3') feet high within two (2) years after time of planting.
- ix. Vines not intended as ground cover shall be a minimum of two (2') feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet landscape screening requirements as set forth.
- x. Grass areas shall be sodded, plugged, sprigged, hydro-mulched or seeded except that solid sod shall be used in swales, earthen berms, or other areas subject to erosion.
- xi. If grass seed is planted due to seasonal considerations that is of a temporary nature to prevent erosion (i.e., rye grass) then a permanent variety must be over seeded and established within six (6) months of the original seeding.
- xii. Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one (1) year of planting.
- b. All required landscaped open space shall be provided with adequate and inconspicuous irrigation systems. Areas totaling less than ten (10) square feet may be irrigated by other methods.
- c. Earthen berms shall have side slopes not to exceed thirty-three and three-tenths percent (33.3%) (three (3) feet of horizontal distance for each one (1) foot of height). All berms shall contain necessary drainage provisions as may be required by the City's engineer.

15. Additional Requirements:

- a. Recreational vehicles, travel trailers or motor homes
 - i. May not be used for on-site dwelling purposes or for commercial purposes.
 - ii. Recreational vehicles, travel trailers, motor homes, and trailers shall be completely enclosed within a garage or
 - iii. Completely screened behind a fence in the side or rear yard and
 - iv. Placed on a concrete surface.
 - v. Recreational vehicles, travel trailers, motor homes, and trailers may be temporarily placed on a residential driveway or on the street (if allowed by municipal regulations) for no longer than three (3) days in preparation for, or after return from, a vacation.
- b. Open storage is prohibited (except for materials for the residents' personal use or consumption such as firewood, garden materials, farm equipment, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
- c. The elimination of a garage space or front porch by enclosing the garage or front porch with a stationary building wall shall be prohibited.

- d. In addition to the requirements for each residential lot to have two (2) enclosed parking spaces (within a garage), each single-family lot shall also have a minimum of two (2) parking spaces on a sixteen (16) feet wide paved driveway of concrete.
- e. Brick pavers may be used for parking, but it must be designed by an engineer and installed to withstand the vehicle weight.
- f. Carports or any other accessory structures in the front yard or exterior side yard are prohibited.
- g. At the time of construction of each home, the builder shall install a minimum six (6') foot tall wooden privacy fence with galvanized metal posts on each residential lot. The privacy fence shall not extend into the front yard setback or exterior side yard setback.
- h. A Homeowners Association (HOA) shall be established to own and maintain all open spaces/common areas within the development and all improvements thereon, as well as all enhanced entryway features (i.e. development signage, enhanced landscaping, etc.), the internal trail system, masonry screening walls, detention ponds and drainage features, and all amenities (except as may be dedicated to and accepted by the City).
- i. The City of Kaufman Zoning Ordinance, adopted March 19, 2007, as constituted on the Effective Date, shall govern any regulations not specified.



Meeting
Date: 4/28/2025

Date: 04/07/2025

Item #: 18.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance O-08-25, an ordinance of the City Council of the City of Kaufman, Texas, **annexing** the hereinafter described property of approximately **73.09 acres**, generally located on the west side of Farm-to-Market Road 2727, roughly 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive (Property IDs 2199, 213257, and 213258), situated in the Thomas Beedy Survey, Abstract No. 21, in the City of Kaufman, Kaufman County, Texas, and extending the boundary limits of said City so as to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City, adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-01-25 / The Trails Parcel 1)

BACKGROUND:

The owner and developer of the subject property actively work with the City on infrastructure planning related to the subject property. A development agreement was approved for the subject property in April 2024 and amended to include a second tract in November 2024. The applicant submitted a voluntary annexation petition and application to annex the property into the City of Kaufman, together with a Planned Development zoning application to accommodate a single-family residential neighborhood with parks, trails, open space, and associated amenities.

Author:
Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Case No. A-01-25, a petition requesting annexation by the landowner, Tejas Wycliff Properties, LLC – 2727 Kaufman Series, for approximately 73.09 acres, generally located on the west side of Farm-to-Market Road 2727, approximately 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive (Property IDs 2199, 213257, and 213258), the Written Services Agreement, and Ordinance No. O-08-25.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☒	☒	☒	☐

ORDINANCE O-08-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ANNEXING AN APPROXIMATE 73.09 ACRE TRACT OF LAND LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KAUFMAN, BEING SITUATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, FURTHER IDENTIFIED AS KAUFMAN COUNTY APPRAISAL DISTRICT PROPERTY IDS 2199, 213257, AND 213258, GENERALLY LOCATED ON THE WEST SIDE OF FARM-TO-MARKET ROAD 2727, KAUFMAN COUNTY, TEXAS, INTO THE CORPORATE LIMITS OF THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; ACKNOWLEDGING A WRITTEN SERVICES AGREEMENT; PROVIDING FOR THE INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas, ("City"), is authorized, pursuant to Chapter 43 of the Texas Local Government Code, to annex property and extend the corporate limits of the City, subject to state law; and

WHEREAS, the City desires to annex the certain property described and depicted in Exhibits A-1 and A-2, attached hereto and incorporated as if set forth fully herein (the "Property"); and

WHEREAS, a voluntary annexation petition and voluntary annexation application have been submitted by Tejas Wycliff Properties, LLC – 2727 Kaufman Series, property owner of the described Property (the "Owner"), requesting annexation into the City of Kaufman (A-01-25), (collectively the "Petition") such Petition attached hereto and incorporated herein as Exhibits B-1 and B-2; and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, on March 24, 2025, the City Council of the City ("City Council")

passed Resolution No. R-04-25, which granted the Petition requesting consideration of the annexation of the Property into the City and calling a public hearing; and

WHEREAS, pursuant to Section 43.0673 of the Texas Local Government Code, the notice of the public hearing was published in the Kaufman Herald, a newspaper of general circulation within the City, on April 10, 2025, such date being not more than twenty (20) days nor less than ten (10) days prior to the public hearing; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, the City and the Owner have negotiated and entered into a written services agreement, shown in **Exhibit C**, attached hereto and incorporated as if set forth herein, pursuant to Section 43.0672 of the Texas Local Government Code, regarding services to be provided for the Property prior to the effective date of annexation of the Property; and

WHEREAS, a development agreement pursuant to Section 43.016 and Section 212.172 of the Texas Local Government Code was approved by the City Council on April 22, 2024, which was first amended and restated on November 25, 2024, and second amended and restated on April 28, 2025; and

WHEREAS, the City Council of the City of Kaufman finds and determines that annexation of the property hereinafter described as requested by the property owner is in the best interests of the citizens of the City of Kaufman and the owners and residents of the area.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. FINDINGS. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. ANNEXATION. That the following described property, to wit:

Kaufman CAD Property IDs 2199, 213257, and 213258, generally located on the west side of Farm-to-Market Road 2727, being an approximate 73.09-acre tract of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, such tract being more particularly described in Exhibits “A-1” and “A-2,” each of which are attached to this Ordinance.

be and the same is hereby annexed into the City of Kaufman, Kaufman

County, Texas, and that the boundary limits of the City of Kaufman, Texas, be and the same are hereby extended to include the above-described property within the city limits of the City, and that same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Kaufman, Texas, and shall be bound by the ordinances, resolutions, acts, and regulations of the City, including bearing their pro-rata share of the taxes levied by the City. From and after the passage of this Ordinance, the Property shall be a part of the City, and subject to the written services agreement referenced in the above findings incorporated by Section 1 of this Ordinance.

SECTION 3. OFFICIAL MAP. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City of Kaufman. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 4. CITY MANAGER AUTHORIZATION. The City Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance, including any corrections to the official map of the City to add the Property hereby annexed as required by law.

SECTION 5. SEVERABILITY CLAUSE. It is hereby declared by the City Council of the City of Kaufman that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 6. CUMULATIVE CLAUSE. This Ordinance shall be cumulative of all provisions of ordinances of the City of Kaufman except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. PUBLIC MEETING. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

SECTION 8. FILING INSTRUCTIONS. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Kaufman County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 9. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Kaufman, Texas.

PASSED AND APPROVED this 28th day of April, 2025.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

Exhibit A-1
Legal Description
A-01-25

BEING 73.09 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS AND BEING PART OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2583, PAGE 440, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND ALL OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6568, PAGE 353, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTH CORNER OF SAID 138.451 ACRE TRACT RECORDED IN VOLUME 2583, PAGE 440, AT THE EAST CORNER OF THE DAVID NALLS TRACT RECORDED IN VOLUME 3395, PAGE 289 AND IN THE NORTHWEST R.O.W. OF FARM TO MARKET 2727;

THENCE NORTH 47 DEGREES 11 MINUTES 43 SECONDS WEST, 1346.01 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD;

THENCE SOUTH 44 DEGREES 07 MINUTES 47 SECONDS WEST, 517.35 FEET TO A FOUND 3/8 INCH IRON ROD;

THENCE NORTH 47 DEGREES 09 MINUTES 56 SECOND WEST, 1463.96 FEET TO A 8 INCH POST FOR CORNER;

THENCE NORTH 43 DEGREES 56 MINUTES 17 SECONDS EAST, 1617.61 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 381.18 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 43 DEGREES 27 MINUTES 17 SECONDS WEST, 257.00 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 2429.02 FEET TO A SET 1/2 INCH IRON ROD IN THE NORTHWEST RIGHT OF WAY OF F.M. 2727;

THENCE SOUTH 44 DEGREES 00 MINUTES 57 SECONDS WEST, 812.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.09 ACRES OF LAND.

Exhibit A-2
Depiction
A-01-25

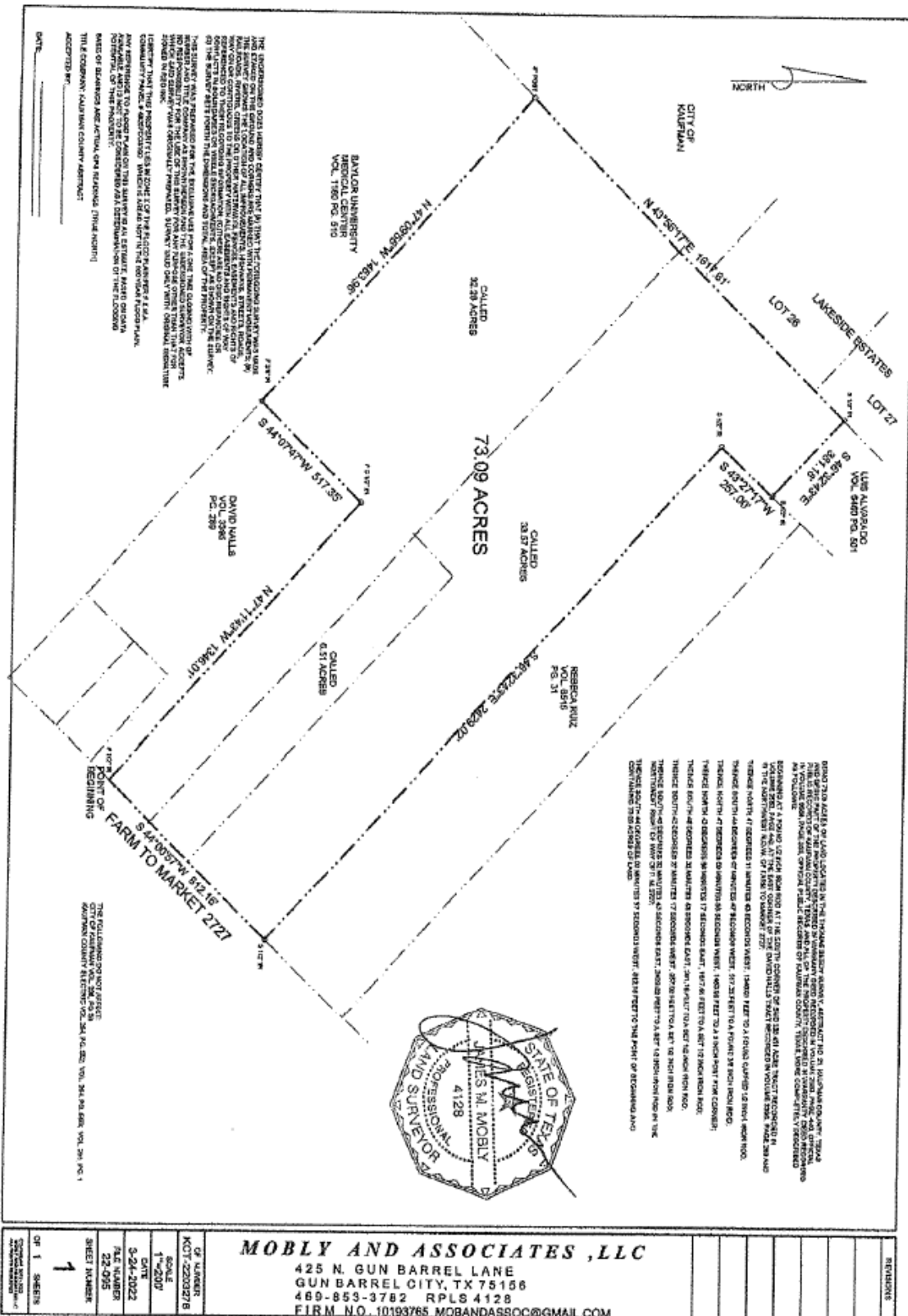


Exhibit B-1
Voluntary Annexation Petition
A-01-25

Voluntary Annexation Petition (C-3)

TO: THE MAYOR AND CITY COUNCIL MEMBERS OF THE CITY OF KAUFMAN, TEXAS:

Tejas Wycliff Properties, LLC – 2727 Kaufman Series, a Texas limited liability company, owner of the hereinafter described tract(s) or parcel(s) of land (“Property”), hereby voluntarily petitions the City Council of the City of Kaufman, Texas, to annex the Property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Kaufman, Texas, the Property, containing approximately 73.09 acres of land, described as follows:

BEING 73.09 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS AND BEING PART OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2583, PAGE 440, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND ALL OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6568, PAGE 353, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BELOW IN EXHIBIT A:

I desire to enter into a written agreement for municipal services with the City of Kaufman pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Kaufman, Texas, and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

Exhibit B-1
Voluntary Annexation Petition
A-01-25

OWNER

Tejas Wycliff Properties, LLC – 2727 Kaufman
Series, a Texas limited liability company

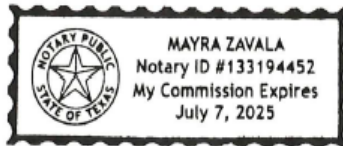
By: _____

By: _____

Name: Naor Shimon
Its: owner

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 3 day of June,
2024 by Naor Shimon, Tejas Wycliff Properties, LLC – 2727 Kaufman Series,
a Texas limited liability company, on behalf of said company.



M. Zavala
Notary Public, State of Texas

My commission expires: July 7, 2025

Exhibit B-2
Voluntary Annexation Application
A-01-25

Case Number: A- 01-23



VOLUNTARY ANNEXATION APPLICATION

- 1. Site Location:**
General Street Location: Hwy 243 Across from KISD PID: 2269, 2252, 2267, 2270
Street Address: ETS - No address assigned. New School location (Proposed)
Lot, Block, & Subdivision Name: N/A
- 2. Applicant:**
Name: Kaufman One NW LLC (Bill C. Wait) President
Address: 5920 New Haven Dr.
City/State: Plano, Tx Zip: 75093
Office #: _____ Cell #: 214 576 6633 Fax #: _____
Email Address: bwwburg@aol.com
- 3. Property Owner:**
Name: Kaufman One NW LLC
Address: 5920 New Haven Dr.
City/State: Plano, Tx Zip: 75093
Office #: _____ Cell #: 214 576 6633 Fax #: _____
Email Address: bwwburg@aol.com
- 4. Attach Exhibit:** Metes and bounds, a boundry map, and location map of the subject property.

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE CITY COUNCIL MEETING.

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

209 SOUTH WASHINGTON • PO BOX 1168 • KAUFMAN, TEXAS 75142 • (972) 932-2216 • FAX (972) 932-5288
g:\development services\email & forms\originals for inhouse use only\annexation application & guidelines.docx Updated: 3/26/2019

Exhibit B-2
Voluntary Annexation Application
A-01-25

The undersigned owners of the hereinafter described tract of land which is vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition your honorable body to extend the present municipal limits so as to include and annex as part of the City of Kaufman, Texas, the property described by metes and bounds on the attached Exhibit "A", which is incorporated herein for all purposes. We certify that this Petition is signed and acknowledged by each and every corporation and person owning said land or having an interest in any part thereof.

Applicant Name (print or type): Bill C. Wait

Applicant signature: [Signature]

Owner Name (print or type): Bill C. Wait

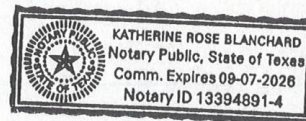
Owner signature: [Signature]

BEFORE ME, the undersigned, a Notary Public in and for said State of Texas, on this day personally appeared Bill Wait, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of February, 2023

[Signature]
Notary Public

My Commission expires: Sept 7th, 2026



Date Received _____ Date Paid _____ Receipt Number _____

209 SOUTH WASHINGTON • PO Box 1168 • KAUFMAN, TEXAS 75142 • (972) 932-2216 • FAX (972) 932-5288
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Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-25

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Section 43.0672. Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Kaufman (the “City”) in accordance with the following plan. Unless otherwise indicated, the City will provide the following services to the annexed property within two and one-half years unless certain services cannot be reasonably provided within that time and the City proposes a schedule to provide services within four and one-half years. The City shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City with similar topography, land use, and population density.
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Kaufman Police Department shall be immediately provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Routine patrol and responses;
 - ii) Dispatch responses to emergency and non-emergency service calls;
 - iii) Handling of complaints and incident reports;
 - iv) Special units, such as traffic enforcement and investigations;
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 - vi) Animal control services.

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- b) As development commences in these areas, enough police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
- c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection and Emergency Medical Services

- a) The City of Kaufman Fire Department will continue to provide emergency medical services and fire prevention services to the annexed area. These services include, but are not limited to:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Careflite EMS ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Constriction Plan Review and required inspections.
- b) Fire protection and emergency medical services from the City shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City on the effective date of the annexation ordinance.
- c) As development commences in these areas, sufficient fire protection and emergency medical services, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City will be sufficient to serve the annexed area.
- d) Upon ultimate development, fire protection and emergency medical services will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) The City will provide fee-based waste collection services to the Property, contracting with a provider. Notification to the provider to expand the service area will be made upon council approval of the annexation.

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D) SANITARY SEWER

- 1) Sanitary sewer service to the area will be provided in the same manner that such service is provided to the other similarly situated areas within the corporate limits of the City and in accordance with applicable codes and departmental policy. As property develops in the area, sanitary sewer service shall be provided in accordance with the standard extension ordinances, regulations and rules, subject to and consistent with the City's participation policies.

E) WATER FACILITIES

- 1) Water service to the area will be provided by the CCN holder in the same manner that such service is provided to the other similarly situated areas within the corporate limits of the City.

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- 1) Maintenance of roads and streets, including street lighting, if any, will be maintained in the same manner as provided to other similarly situated areas within the corporate limits of the City.

G) CODE ENFORCEMENT & INSPECTION SERVICES

- 1) Code enforcement services will be available on the effective date of annexation. Code enforcement services include the response, investigation and potential abatement of property maintenance issues, nuisance issues, sanitation issues, illegal signs, abandoned or inoperable vehicles and other zoning violations.
- 2) Upon the effective date of annexation, the City will provide building permits and inspection services to the Property. This service will be made available to the Property on the same basis and at the same level of service as similar facilities throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

Exhibit C
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A-01-25

- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) The City is aware of a publicly owned facility associated with the Property and municipal services shall be provided to such facility immediately upon annexation of the Property.

K) OTHER SERVICES

- 1) Other services that may be provided by the City, such as municipal and general administration will be made available on the effective date of the annexation. The City shall provide levels of service, infrastructure, and infrastructure maintenance, enforcement of all zoning ordinances, building codes, and miscellaneous penal ordinances including but not limited to regulation of animals, roads and streets, fireworks, alcoholic beverages, firearms, littering and dumping that are comparable to the levels of services available in other parts of the City with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.



Meeting
Date: 4/28/2025

Date: 04/07/2025

Item #: 19.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance O-09-25, an ordinance of the City Council of the City of Kaufman, Texas, **annexing** the hereinafter described property of approximately **59.01 acres**, generally located on the west side of Farm-to-Market Road 2727, roughly 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive (Property IDs 2206, 2207, and 187114), situated in the Thomas Beedy Survey, Abstract No. 21, in the City of Kaufman, Kaufman County, Texas, and extending the boundary limits of said City so as to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City, adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-02-25 / The Trails Parcel 2)

BACKGROUND:

The owner and developer of the subject property actively work with the City on infrastructure planning related to the subject property. A development agreement was approved for the subject property in November 2024. The applicant submitted a voluntary annexation petition and application to annex the property into the City of Kaufman, together with a Planned Development zoning application to accommodate a single-family residential neighborhood with parks, trails, open space, and associated amenities.

Author:

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation:

ORDINANCE O-09-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ANNEXING AN APPROXIMATE 59.01 ACRE TRACT OF LAND LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KAUFMAN, BEING SITUATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, FURTHER IDENTIFIED AS KAUFMAN COUNTY APPRAISAL DISTRICT PROPERTY IDS 2206, 2207, AND 187114, GENERALLY LOCATED ON THE WEST SIDE OF FARM-TO-MARKET ROAD 2727, KAUFMAN COUNTY, TEXAS, INTO THE CORPORATE LIMITS OF THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; ACKNOWLEDGING A WRITTEN SERVICES AGREEMENT; PROVIDING FOR THE INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas, ("City"), is authorized, pursuant to Chapter 43 of the Texas Local Government Code, to annex property and extend the corporate limits of the City, subject to state law; and

WHEREAS, the City desires to annex the certain property described and depicted in Exhibits A-1 and A-2, attached hereto and incorporated as if set forth fully herein (the "Property"); and

WHEREAS, a voluntary annexation petition and voluntary annexation application have been submitted by GSI Baylor, LLC, a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, property owners of the described Property (collectively the "Owner"), requesting annexation into the City of Kaufman (A-02-25), (collectively the "Petition") such Petition attached hereto and incorporated herein as Exhibits B-1 and B-2; and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, on March 24, 2025, the City Council of the City ("City Council") passed Resolution No. R-05-25, which granted the Petition requesting consideration of the annexation of the Property into the City and calling a public hearing; and

WHEREAS, pursuant to Section 43.0673 of the Texas Local Government Code, the notice of the public hearing was published in the Kaufman Herald, a newspaper of general circulation within the City, on April 10, 2025, such date being not more than twenty (20) days nor less than ten (10) days prior to the public hearing; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, the City and the Owner have negotiated and entered into a written services agreement, shown in **Exhibit C**, attached hereto and incorporated as if set forth herein, pursuant to Section 43.0672 of the Texas Local Government Code, regarding services to be provided for the Property prior to the effective date of annexation of the Property; and

WHEREAS, a development agreement pursuant to Section 43.016 and Section 212.172 of the Texas Local Government Code was approved by the City Council on April 22, 2024, which first amended and restated on November 25, 2024, and second amended and restated on April 28, 2025; and

WHEREAS, the City Council of the City of Kaufman finds and determines that annexation of the property hereinafter described as requested by the property owner is in the best interests of the citizens of the City of Kaufman and the owners and residents of the area.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. FINDINGS. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. ANNEXATION. That the following described property, to wit:

Kaufman CAD Property IDs 2206, 2207, and 187114, generally located on the west side of Farm-to-Market Road 2727, being an approximate 59.01-acre tract of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, such tract being more particularly described in Exhibits "A-1" and "A-2," each of which are attached to this Ordinance.

be and the same is hereby annexed into the City of Kaufman, Kaufman County, Texas, and that the boundary limits of the City of Kaufman, Texas, be and the same are hereby extended to include the above-described property within the city limits of the City, and that same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Kaufman, Texas, and shall be bound by the ordinances, resolutions, acts, and regulations of the City, including bearing their pro-rata share of the taxes levied by the City. From and after the passage of this Ordinance, the Property shall be a part of the City, and subject to the written services agreement referenced in the above findings incorporated by Section 1 of this Ordinance.

SECTION 3. OFFICIAL MAP. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City of Kaufman. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 4. CITY MANAGER AUTHORIZATION. The City Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance, including any corrections to the official map of the City to add the Property hereby annexed as required by law.

SECTION 5. SEVERABILITY CLAUSE. It is hereby declared by the City Council of the City of Kaufman that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 6. CUMULATIVE CLAUSE. This Ordinance shall be cumulative of all provisions of ordinances of the City of Kaufman except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. PUBLIC MEETING. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

SECTION 8. FILING INSTRUCTIONS. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Kaufman County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 9. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Kaufman, Texas.

PASSED AND APPROVED this 28th day of April, 2025.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

**Exhibit A-1
Legal Description
A-02-25**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 224.00 ACRE TRACT CONVEYED TO RUTH JACKSON BY EMMETT A. CARLISLE ET UX ON JANUARY 8, 1951 AND RECORDED IN VOLUME 338, PAGE 324, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT A T POST FOR CORNER IN THE SOUTHWEST LINE OF THE ABOVE MENTIONED 224.00 ACRE TRACT, IN THE SOUTHWEST LINE OF THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21 AND BEING AT THE INTERSECTION OF SAME WITH THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2727;

THENCE NORTH 46 DEGREES 15 MINUTES 26 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID TRACT AND WITH SAID SURVEY LINE, PASSING A T POST AT 2472.30 FEET AND CONTINUING FOR A TOTAL OF 2820.14 FEET TO A POINT IN KAUFMAN CITY LAKE;

THENCE NORTH 43 DEGREES 41 MINUTES 58 SECONDS EAST, 887.96 FEET TO A POINT IN KAUFMAN CITY LAKE;

THENCE SOUTH 47 DEGREES 12 MINUTES 40 SECONDS EAST, PASSING A FENCE POST AT 200.57 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,621.84 FEET TO A FENCE CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2727;

THENCE SOUTH 43 DEGREES 46 MINUTES 55 SECONDS WEST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 934.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 59.01 ACRES OF LAND.

Page 111 of 200

Exhibit B-1
Voluntary Annexation Petition
A-02-25

Voluntary Annexation Petition (C-3)

TO: THE MAYOR AND CITY COUNCIL MEMBERS OF THE CITY OF KAUFMAN, TEXAS:

GSI Baylor L.L.C., a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, collectively the owner of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petitions the City Council of the City of Kaufman, Texas, to annex the Property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Kaufman, Texas, the Property, containing approximately 59.02 acres of land, described as follows:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 224.00 ACRE TRACT CONVEYED TO RUTH JACKSON BY EMMETT A. CARLISLE, ET UX ON JANUARY 8, 1951 AND RECORDED IN VOLUME 338, PAGE 324, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS in Exhibit A

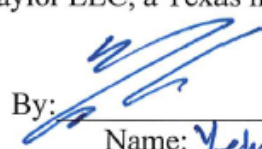
I desire to enter into a written agreement for municipal services with the City of Kaufman pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Kaufman, Texas, and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

Exhibit B-1
Voluntary Annexation Petition
A-02-25

OWNER

GSI Baylor LLC, a Texas limited liability company

By: 

Name: Yehuda Goldman

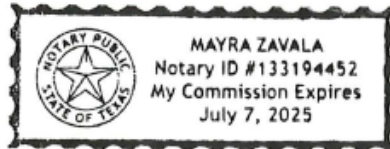
Its: Authorized Member

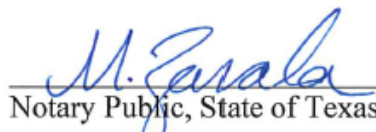
STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of December, 2024 by Yehuda Goldman, GSI Baylor LLC, a Texas limited liability company, on behalf of said company.





Notary Public, State of Texas

Exhibit B-1
Voluntary Annexation Petition
A-02-25

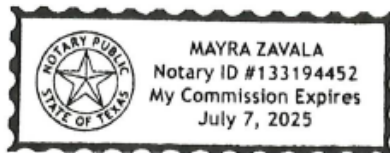
Ezonya Incorporated,
a California corporation

By: 

Name: Yehuda Goldman
Its: Vice President.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of December, 2024 by Yehuda Goldman, Ezonya Incorporated, a California corporation, on behalf of said company.




Notary Public, State of Texas

Exhibit B-1
Voluntary Annexation Petition
A-02-25

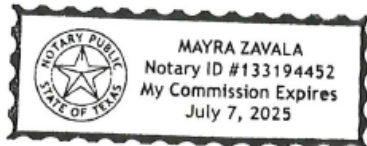
Sam Goldman, an individual

By: 

Name: Yehuda Goldman as agent
and Attorney in Fact.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of December,
2024 by Yehuda Goldman.





Notary Public, State of Texas

Exhibit B-2
Voluntary Annexation Application
A-02-25

Case Number: A- 01-23



VOLUNTARY ANNEXATION APPLICATION

- 1. Site Location:**
General Street Location: Hwy 243 Across from KISD PID: 2269, 2252, 2267, 2270
Street Address: ETS - No address assigned. New School location (Proposed)
Lot, Block, & Subdivision Name: N/A
- 2. Applicant:**
Name: Kaufman One NW LLC (Bill C. Wait) President
Address: 5920 New Haven Dr.
City/State: Plano, Tx Zip: 75093
Office #: _____ Cell #: 214 576 6633 Fax #: _____
Email Address: bwwburg@aol.com
- 3. Property Owner:**
Name: Kaufman One NW LLC
Address: 5920 New Haven Dr.
City/State: Plano, Tx Zip: 75093
Office #: _____ Cell #: 214 576 6633 Fax #: _____
Email Address: bwwburg@aol.com
- 4. Attach Exhibit:** Metes and bounds, a boundry map, and location map of the subject property.

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE CITY COUNCIL MEETING.

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

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Exhibit B-2
Voluntary Annexation Application
A-02-25

The undersigned owners of the hereinafter described tract of land which is vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition your honorable body to extend the present municipal limits so as to include and annex as part of the City of Kaufman, Texas, the property described by metes and bounds on the attached Exhibit "A", which is incorporated herein for all purposes. We certify that this Petition is signed and acknowledged by each and every corporation and person owning said land or having an interest in any part thereof.

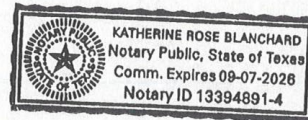
Applicant Name (print or type): Bill C. Wait
Applicant signature: [Signature]
Owner Name (print or type): Bill C. Wait
Owner signature: [Signature]

BEFORE ME, the undersigned, a Notary Public in and for said State of Texas, on this day personally appeared Bill Wait, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of February, 2023

Katherine R. Blanchard
Notary Public

My Commission expires: Sept 7th, 2026



Date Received _____ Date Paid _____ Receipt Number _____

Exhibit C
Substantive Body of Exhibit B of Written Service
Agreement and Municipal Service Plan A-02-25

A) SERVICE PLAN GENERALLY

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- b) As development commences in these areas, enough police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
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- 2) Upon the effective date of annexation, the City will provide building permits and inspection services to the Property. This service will be made available to the Property on the same basis and at the same level of service as similar facilities throughout the City.

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- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

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Substantive Body of Exhibit B of Written Service
Agreement and Municipal Service Plan A-02-25

- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) The City is aware of a publicly owned facility associated with the Property and municipal services shall be provided to such facility immediately upon annexation of the Property.

K) OTHER SERVICES

- 1) Other services that may be provided by the City, such as municipal and general administration will be made available on the effective date of the annexation. The City shall provide levels of service, infrastructure, and infrastructure maintenance, enforcement of all zoning ordinances, building codes, and miscellaneous penal ordinances including but not limited to regulation of animals, roads and streets, fireworks, alcoholic beverages, firearms, littering and dumping that are comparable to the levels of services available in other parts of the City with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.



Meeting
Date: 4/28/2025

Date: 04/07/2025

Item #: 20.

Dept.: Administration

Action Item

SUBJECT:

Continue a public hearing consider and take appropriate action on Ordinance O-10-25, an ordinance of the City Council of the City of Kaufman, Texas, amending Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to **zone** approximately **132.1 acres** (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25 & A-02-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

BACKGROUND:

The public hearing for this item was opened at the regular City Council meeting on March 24, 2025. See the attached March 4, 2025 Planning and Zoning Commission report and attachments. Two changes to the development standards include the removal of porch requirements on homes and the completion of amenities must be complete before the 350th home receives its building permit. The Planning & Zoning Commission recommended the approval of PD-28 by a vote of 5-1.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of PD-28.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



Planning and Zoning Commission Report

Meeting Date: March 4, 2025

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

BACKGROUND/SUMMARY:

A development agreement was approved in November 18, 2024, which set the framework for the development of the property, including providing some higher development standards than would typically be required with the existing zoning. The development agreement required the rezoning of the property to be consistent with those development standards to ensure those standards would remain in perpetuity. The requested Planned Development zoning provides for a single-family residential neighborhood with enhanced development standards, as well as recreational amenities and entryway features.

The development will require approved civil plans in order to submit a preliminary and final plat. The City has been working with developers on the development of the subject property for the past two years.

Development Standards:

The development standards allow for a total lot count of 207 lots for Type A and 239 lots for Type B. The total lot count shall not deviate more than 5% from concept plan. The maximum number of lots shall be 469.

The lot and structure standards are summarized as follows:

Type A Lots

- Minimum lot area: 6,000 sq. ft.
- Minimum lot width: 50' (reduction to 45' for lots on cul-de-sacs aka knuckle lots)
- Minimum lot depth: 110'
- Minimum front yard setback: 25' (front porches may encroach up to ten (10') feet into the required front yard)
- Minimum interior side yard setback: 5'
- Minimum exterior side yard setback: 15' (for corner lots backing up to rear of another lot)
- Minimum exterior side yard setback: 25' (for corner lots backing up to side of another lot)
- Minimum rear yard setback: 15' (reduction to 10' for the main building on lots located on knuckles and cul-de-sacs)

- Minimum residential floor area: 1,500 sq. ft.
- Accessory Structure Standards: shall be in the rear yard only, shall be allowed a minimum setback to property lines of 3', shall be allowed a reduced minimum distance to the main structure of 5', and shall adhere to all other City zoning regulations and HOA regulations
- Maximum Lot Coverage (by roofed structures): 50%
- Maximum Lot Coverage: Not to exceed 65% including accessory buildings, driveways, and parking areas.
- Maximum Height: 35'

Type B Lots

- Minimum lot area: 7,200 sq. ft.
- Minimum lot width: 60' (reduction to 55' for lots on cul-de-sacs aka knuckle lots)
- Minimum lot depth: 110'
- Minimum front yard setback: 25' (front porches may encroach up to ten (10') feet into the required front yard)
- Minimum interior side yard setback: 5'
- Minimum exterior side yard setback: 15' (for corner lots that back to the rear yard of another residential lots)
- Minimum exterior side yard setback: 25' (for corner lots that back to the side yard of another lot...also known as "key lots")
- Minimum rear yard setback: 15' (reduction to 10' for the main building on lots located on knuckles and cul-de-sacs)
- Minimum residential floor area: 1,600 sq. ft.
- Accessory Structure Standards: shall be in the rear yard only, shall be allowed a minimum setback to property lines of 3', shall be allowed a reduced minimum distance to the main structure of 5', and shall adhere to all other City zoning regulations and HOA regulations
- Maximum Lot Coverage (by roofed structures): 50%
- Maximum Lot Coverage: Not to exceed 65% including accessory buildings, driveways, and parking areas.
- Maximum Height: 35'

The residential design standards are summarized as follows:

- The builder shall make an effort to avoid a monotonous feel to the development.
- The same elevation shall not be repeated within five (5) houses on each side of a given house. A minimum roof pitch of 6:12 shall be provided for the primary roof of each house.
- All houses shall have a minimum of seventy (70%) percent masonry exterior below the plate line, and at least fifty (50%) percent of masonry for each façade. Masonry is defined as brick or stone. Cementitious fiber or wood-like material may be used as accent materials only. Windows or some other sort of relief or articulation shall be provided at minimum thirty (30') foot intervals along each floor of each façade of each house to avoid large expanses of blank wall for Type A lots and forty (40') feet for Type B lots.
- City staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- Full gutters shall be provided around each house.
- All garage door panels shall include decorative features such as window inserts, full-paneled doors, accent hardware, wood or wood-like material, or a carriage-style design.
- The front of each house shall include at least two (2) coach lights.

- Garages may not be used or occupied as living space, including occupied for home office or business uses, other than for storage of materials, and cannot be transformed into living space.

The residential landscaping standards are summarized as follows:

- The home builder shall plant two (2) three-inch (3") caliper trees on each lot (with one (1) to be placed in the front yard) during home construction, measurements as defined by the Texas Association of Nurserymen, Guidelines and Standards.
- Specification for Tree installation shall be American Standard for Nursery Stock, published by the American Association of Nurserymen.
- In addition, on corner lots, the home builder shall plant one (1) additional three-inch (3") caliper tree to be placed in the exterior side yard, subject to the same measurement definitions. The three-inch (3") caliper will be measured twelve (12") inches from the ground.
- Trees must be listed in the Recommended Plant List of the Zoning Ordinance.
- Trees must be planted before the home gets their final inspection.
- The home builder shall replace the trees if they die within the first 12 months.
- The home builder shall plant 5 shrubs per the recommended plat list of the zoning ordinance.

Open Spaces, Amenities, and Perimeter Landscaping & Screening:

The development standards for the entryway landscaping & screening are summarized below:

- For trail sections located wholly within open space lots, the Developer shall provide landscaping and pedestrian-scale lighting along the trails through the development. Landscaping shall include four-inch (4") caliper canopy trees at eighty (80') feet intervals, with two-inch (2") caliper ornamental trees at 80' intervals interspersed in between each canopy tree. In addition, at least five (5) benches and five (5) trash receptacles shall be placed along the trail system at regular intervals. Such landscaping, hardscaping, and lighting shall be installed on open space lots to be maintained by the HOA.
- On the open space lot in the rear of the development (adjacent to City Lakes Park), the Developer shall provide and construct a trail head with trails through the property, which shall connect to the sidewalk and trail system within the development and shall also provide stubs to surrounding properties to allow for future connection to the City's planned trail system. A minimum of six (6) dedicated and marked parking spaces shall be provided at the trail head. The trail head shall contain one (1) covered picnic area with a trash receptacle. The trailhead shall also include a mix of shade and ornamental trees; shrubs and groundcover may also be provided. The trailhead shall include signage and pedestrian- scale lighting. The developer shall also install a fenced dog park with at least two (2) dog stations within the dog park.
- An Amenity Center for all residents of The Trails shall be provided at the area identified on **Exhibit "A"**. (At minimum, the amenity center shall include a swimming pool with associated deck and seating/lounging areas, grilling station, restrooms, a pavilion, at least two (2) sports courts, at least twelve (12) dedicated parking spaces, and a mix of five (5) shade & ornamental trees, ten (10) shrubs, ten (10) grasses, and other groundcover. The Amenity Center shall be restricted to use by neighborhood residents only and is not eligible for credits towards Parkland Dedication and Park Development Fees.

- All of the above improvements shall be detailed on landscaping plans to be provided with the construction plans prior to the final platting of each phase. The improvements are subject to City approval.
- With the exception of the Amenity Center, the Developer may be eligible for credits towards Parkland Dedication and Park Development Fees for the proposed open space lots and the associated improvements outlined in this section, as well as the internal 10' trails. To receive credits, the improvements and the proposed credits for the improvements are subject to the review of the Parks and Recreation Board and the approval of City Council. All improvements to be considered for credit shall be open to the general public. In addition, the cost of these improvements shall be documented in a Facilities Agreement to be approved by the City. Credit towards park maintenance and park dedication fees shall be determined at platting and facilities agreement approval. In no case shall the City be responsible to reimburse the Developer for improvements that exceed the cost of the eligible credits.
- Construction on the Amenity Center shall begin prior to the issuance of the 121st building permit for a single family home, and shall continue until completion, which means issuance of a certificate of occupancy for the amenity center. The trails and amenities will be installed before the 200th house receives their building permit.

The development standards also provide for the creation of a homeowners' association to maintain the above items, as well as other related requirements.

Concept Plan:

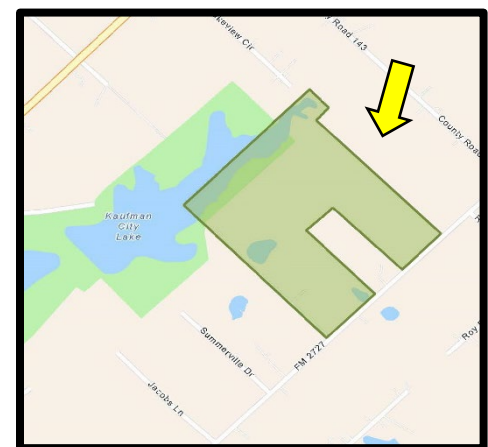
A concept plan exhibit has been provided showing the general planned distribution of the residential lots, streets, and open space in the development. The concept plan will need to be consistent with the preliminary plat and land study. The plan shows a total of 446 residential lots.

The development will include 229 lots with a minimum of 6,000 sq. ft., and 217 lots with a minimum of 7,200 sq. ft.

Access into the development will be provided via four access points off FM 2727.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	A-O & ETJ	City Lake Park, vacant land & single-family residence
West:	A-O & ETJ	City Lake Park, vacant land & single-family residence
South:	A-O & ETJ	City Lake Park, vacant land & single-family residence
East:	ETJ	Vacant land & single-family residence



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan does not designate any future land use types of the subject since the property is located in Kaufman County. Their annexation application will need to be approved prior to the zoning request.

Thoroughfare Plan:

The Kaufman County 2035 Thoroughfare Plan designates FM 2727 as a "Type B" Minor Arterial", requiring a right-of-way width of 100-120 feet, with 3-4 lanes.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 31 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 2
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 29
- Property owners outside of the 300' buffer = 1

If 20% of the area within 300 feet of the request objects to the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

RECOMMENDATION:

Staff recommends approval of Z-03-25, a zoning request for Planned Development District-28 for single-family residential uses, contingent on annexation.

ATTACHMENTS:

- Location Map
- Exhibit A – Property Description/Survey for 59.01 acres
- Exhibit B – Property Description/Survey for 73.09 acres
- Exhibit C - Development Standards
- Exhibit D – Concept Plan
- Exhibit E – Property Owner Responses Inside of 300' Buffer
- Exhibit F – Property Owner Responses Outside of 300' Buffer

Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map

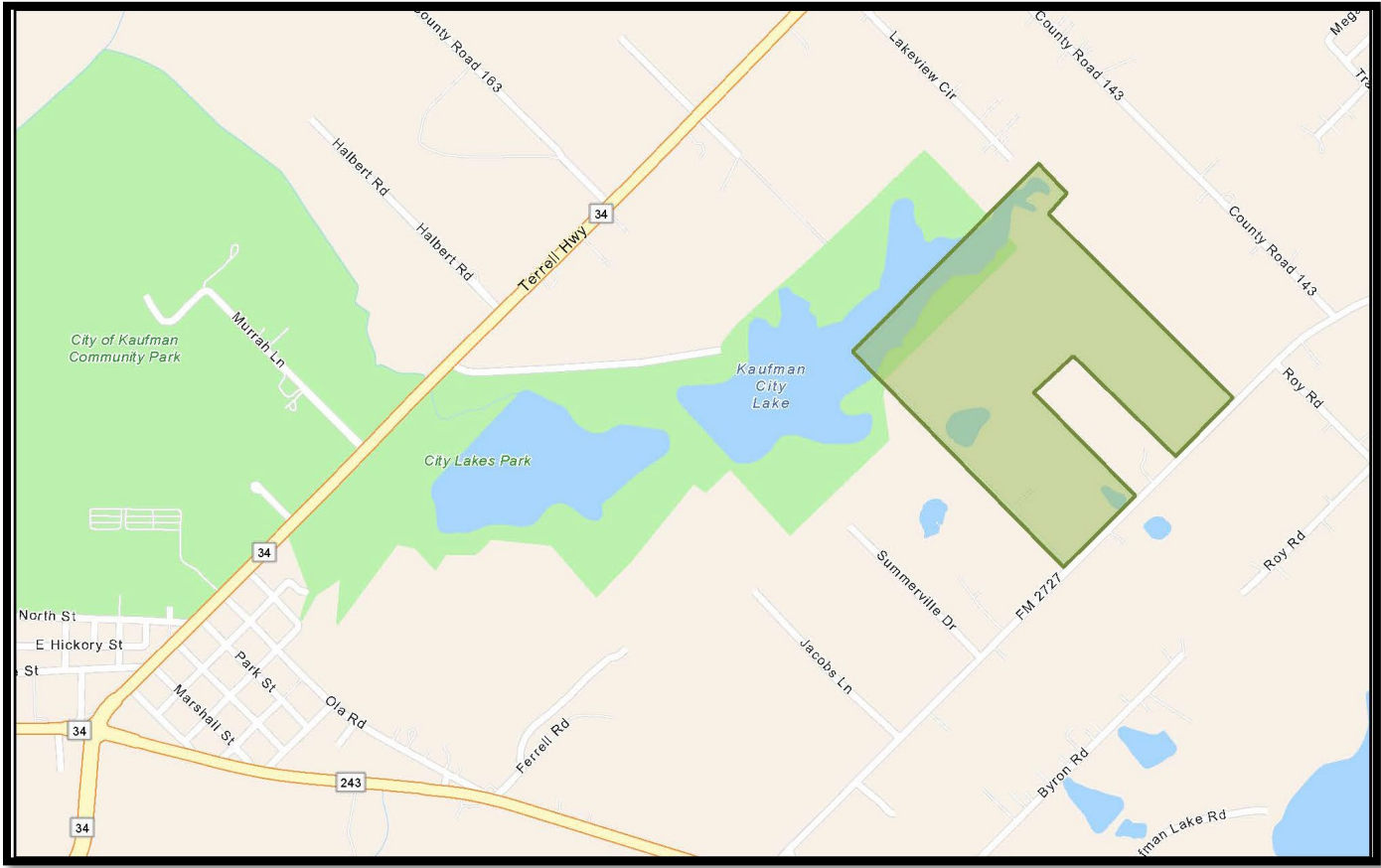


Exhibit A – Property Description/Survey for 59.01 acres

[illegible]

MOBLY AND ASSOCIATES, LLC 425 N. GUN BARREL LANE GUN BARREL CITY, TX 75156 469-853-3782 RPLS 4128 FIRM NO. 10193766 MOBANDASSOC@GMAIL.COM		OF NUMBER KCF-2203276	
SCALE 1"=200'		DATE 3-24-2022	
SHEET NUMBER 22-095		SHEET NUMBER 1	
OF 1 SHEETS		CONTRACT NO. 202 MOBILE AND ASSOCIATES, LLC	
REVISIONS			

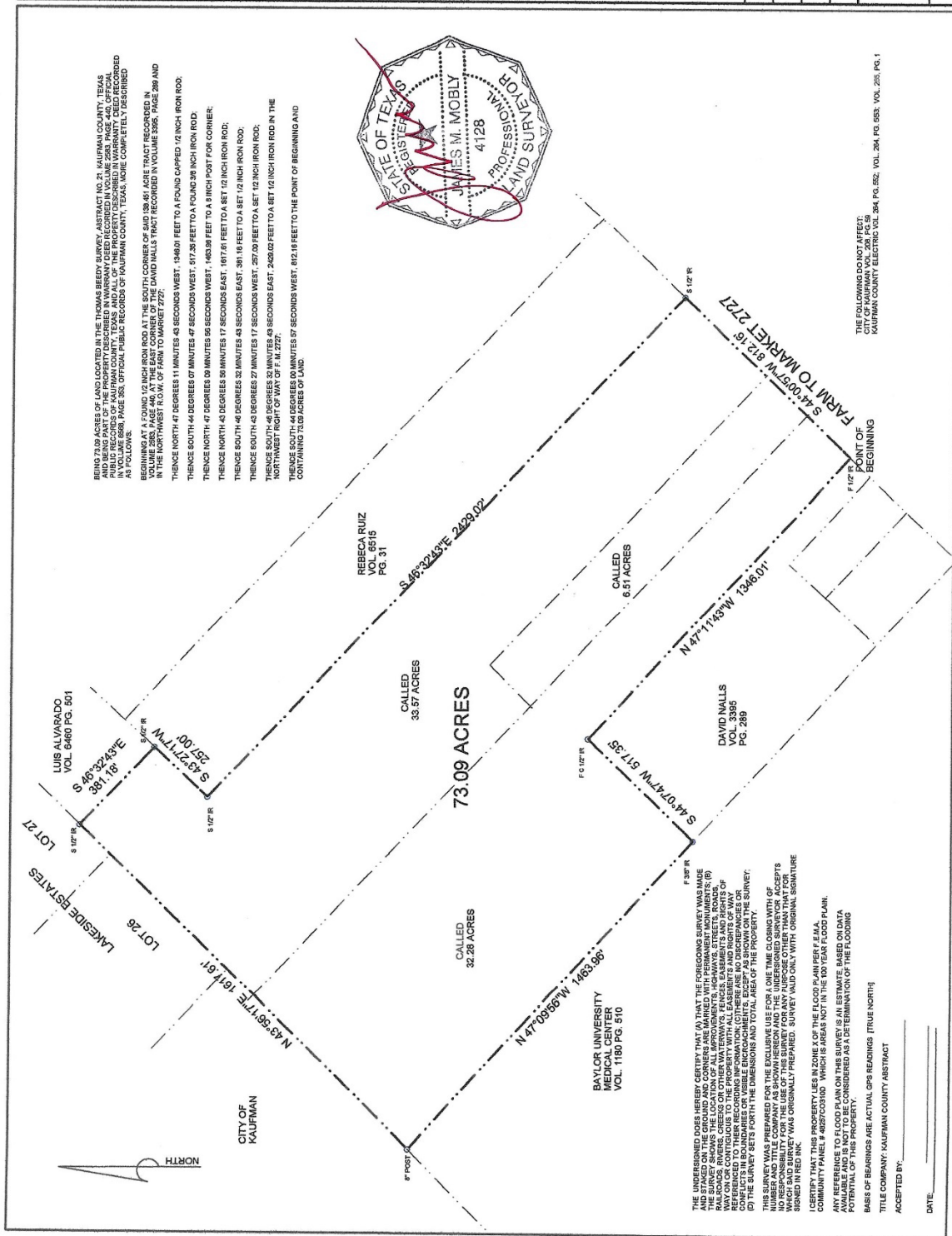


Exhibit C – Planned Development Standards

“Exhibit B” Development Standards

ZONING ORDINANCE

PLANNED DEVELOPMENT - SINGLE FAMILY (PD SF-8) for 132.1 Acres Kaufman, Texas

1. **Purpose:**

The purpose of the development is to provide a unique addition to the City of Kaufman. The single-family development will integrate into the master trail plan and provide a neighborhood with high standards of development, with access to (and expansion of) the trail system and City Lakes Park.

The project will be in compliance with the City of Kaufman Zoning Ordinance adopted March 19, 2007, as amended, shall govern any regulations not specified herein.

2. **Permitted Uses:**

- a. Single-family detached residential uses with the general development layout and lot distribution as shown in **Exhibit “A”**. The purpose of the exhibit is to establish a general conceptual site plan for the development. The final site plan may differ, as to be determined during the preliminary plat stage, but must adhere to the regulations set herein.
- b. Park or playground (non-commercial) is classified as a Neighborhood Park and be in compliance with the City of Kaufman Parks, Recreation and Open Space Master Plan adopted March 5, 2019.
- c. Other uses permitted in the Single-Family Residential – 8 (SF-8) District in the City of Kaufman Zoning Ordinance, as amended. The total lot count shall be 207 lots for Type A and 239 lots for Type B. The total lot count shall not deviate more than 5% from concept plan. The maximum number of lots shall be 469.

3. **Building Regulations:**

a. **Area Regulations**

i. **Type A Lots (6,000 SF)**

1. Minimum Lot Size: 6,000 square feet.
2. Minimum Lot Depth: 110 feet
3. Minimum Lot Width:
 - a. Fifty (50') feet
 - b. Forty-five (45') feet at the setback line for lots along cul-de-sacs (aka knuckle lot)

Exhibit C – Planned Development Standards

- c. Corner lots backing to the rear yard of another lot shall be at least ten (10') feet wider than the minimum lot width in order to provide adequate width for the increased exterior side yard setback; corner lots backing to the side yard of another lot shall be at least twenty (20') feet wider than the minimum lot width in order to provide adequate width for the increased side yard setback.
- 4. Minimum Yards:
 - a. **Front yard:** Twenty-five (25') feet (front porches may encroach up to ten (10') feet into the required front yard)
 - b. **Side yard:**
 - i. Five (5') feet width on each side for interior lots
 - ii. Fifteen (15') feet for exterior side yards adjacent to streets (for corner lots that back to the rear yard of another residential lot)
 - iii. Twenty-five (25') feet for exterior side yards adjacent to streets (for corner lots that back to the side yard of another lot...also known as "key lots").
 - c. **Rear yard:**
 - i. Main building:
 - 1. Fifteen (15') feet for the main building
 - 2. Ten (10') feet for the main building on lots located on knuckles and cul-de-sacs.
 - ii. Accessory Buildings:
 - 1. To be located in the rear yard
 - 2. A minimum of five (5') feet separation between main building and accessory structure
 - 3. A minimum of three (3') feet from any side or rear property line.
 - 4. Detached garages
 - a. Located at least five (5') feet from the main building
 - b. Behind the front building line
 - c. A minimum of twenty (20') feet from the door face of the garage to the edge of pavement from any public roadway or alley
 - d. a minimum of three (3') feet from side or rear property lines.
- 5. Minimum Dwelling Size:

Minimum dwelling size (defined as enclosed, air-conditioned living space excluding garages, porches, etc.) shall be 1,500 square feet.
- ii. **Type B Lots (7,200 SF)**
 - 1. Minimum Lot Size: Minimum lot size shall be 7,200 square feet.
 - 2. Minimum Lot Depth: 110 feet
 - 3. Minimum Lot Width:
 - a. Sixty (60') feet
 - b. Fifty-five (55') feet at the setback line for lots along cul-de-sacs (aka knuckle lot)
 - c. Corner lots backing to the rear yard of another lot shall be at least ten (10') feet wider than the minimum lot width in order to provide adequate width for the increased exterior side yard setback; corner lots backing to the side yard of another lot shall be at least twenty (20') feet wider than the minimum lot width in order to provide adequate width for the increased side yard setback.

Exhibit C – Planned Development Standards

2. Minimum Yards:

- a. **Front yard:** Twenty-five (25') feet (front porches may encroach up to ten (10') feet into the required front yard)
- b. **Side yard:**
 - i. Five (5') feet width on each side for interior lots
 - ii. Fifteen (15') feet for exterior side yards adjacent to streets (for corner lots that back to the rear yard of another residential lot)
 - iii. Twenty-five (25') feet for exterior side yards adjacent to streets (for corner lots that back to the side yard of another lot...also known as "key lots").
- c. **Rear yard:**
 - i. Main building:
 1. Fifteen (15') feet for the main building
 2. Ten (10') feet for the main building on lots located on knuckles and cul-de-sacs.
 - ii. Accessory Buildings:
 1. To be located in the rear yard
 2. a minimum of five (5') feet separation between main building and accessory structure
 3. a minimum of three (3') feet from any side or rear property line.
 4. Detached garages
 - a. located at least five (5') feet from the main building
 - b. behind the front building line
 - c. a minimum of twenty (20') feet from the door face of the garage to the edge of pavement from any public roadway or alley
 - d. a minimum of three (3') feet from side or rear property lines.

3. Minimum Dwelling Size:

Minimum dwelling size (defined as enclosed, air-conditioned living space excluding garages, porches, etc.) shall be 1,600 square feet.

4. Height Regulations:

- a. The main building shall not exceed 35 feet in height.
- b. Accessory building shall not exceed one (1) story in height, which is twelve (12') feet.

5. Lot Coverage:

- a. No more than fifty (50%) percent of the area of each lot shall be covered by roofed structures.
- b. Not to exceed sixty-five (65%) percent of the total impervious area including accessory buildings, driveways, and parking areas.

6. Parking Regulations:

- a. Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces (within a garage with garage door) placed behind the front building line and on the same lot as the main structure.
- b. Other - (See Section 35 of the City Zoning Ordinance, Off-Street Parking and Loading Requirements).
- c. A minimum driveway width of sixteen (16') feet is required for each residential home.

Exhibit C – Planned Development Standards

- d. Garages cannot be used or occupied as living space, including occupied for home office or business uses, other than for storage of materials, and cannot be transformed into living space.
- e. Vehicle parking is not allowed to impede the sidewalk or the ten (10') foot trail.
- f. No parking on grass or landscaped areas.
- g. Carports are not allowed in the front yard or exterior side yard.

7. Trees and Landscaping on Residential Lots:

- a. The home builder shall plant two (2) three-inch (3") caliper trees on each lot (with one (1) to be placed in the front yard) during home construction, measurements as defined by the Texas Association of Nurserymen, Guidelines and Standards.
- b. Specification for Tree installation shall be American Standard for Nursery Stock, published by the American Association of Nurserymen.
- c. In addition, on corner lots, the home builder shall plant one (1) additional three-inch (3") caliper tree to be placed in the exterior side yard, subject to the same measurement definitions. The three-inch (3") caliper will be measured twelve (12") inches from the ground.
- d. Trees must be listed in the Recommended Plant List of the Zoning Ordinance.
- e. Trees must be planted before the home gets their final inspection.
- f. The home builder shall replace the trees if they die within the first 12 months.
- g. The home builder shall plant 5 shrubs per the recommended plat list of the zoning ordinance.

8. Perimeter and Entryway Landscaping and Screening:

- a. Where residential lots side or back to FM 2727, the developer shall provide a masonry screening wall at least six (6') feet in height, with columns spaced every sixty (60') feet along the property line to screen the homes at the time of subdivision construction (not by individual builders during construction of each home).
- b. A five (5) foot wall maintenance easement shall be provided on the residential lot where the masonry screening wall is adjacent to a residential lot.
- c. The HOA will repair and/or maintain the masonry screening wall.
- d. Landscaping shall be provided and maintained on HOA-maintained open space lots:
 - i. at least ten (10') feet in width located between the screening wall and FM 2727
 - ii. with at least one (1) four-inch (4") caliper canopy tree planted every forty (40') feet.
 - iii. one (1) two-inch (2") caliper ornamental tree planted every forty (40') feet interspersed in between the canopy trees.
 - iv. Enhanced landscaping and development signage (on masonry walls or structures) shall be installed at the main entrances to the development off FM 2727, particularly the entrance with the median as shown on the Concept Plan.
- e. All landscaping, signage, and other entry features shall be located on HOA-maintained open space lots.
- f. Final landscaping and screening plans shall be submitted with the construction plans and approved by the City prior to or concurrent with the final plat. Alternative forms of landscaping and screening are subject to the approval of City Council.
- g. Alternative forms of landscaping and screening are subject to the approval of City Council.

Exhibit C – Planned Development Standards

9. Signage

- a. Subdivision signs may be an attached wall sign or a monument sign at the subdivision entrance, or any combination of the two.
- b. Two (2) signs may be placed at each subdivision entrance.
- c. The maximum sign area for either an attached wall sign or monument sign is one hundred fifty (150 sf) square feet.
- d. A monument sign may have the subdivision name on both sides.
- e. Signage may not be placed in the sight visibility triangle of any driveway, alley, or street intersection.
- f. The maximum height of a monument signs is sixteen (16') feet to the finished top.
- g. Wall signs can't be placed any higher than sixteen (16') feet.
- h. No changeable message signs are allowed.

10. Sidewalk and Trail Requirements:

- a. The homebuilder shall construct concrete sidewalks at least five (5') feet in width along the street frontages of all residential lots.
- b. The Developer shall construct concrete sidewalks at least five (5') feet in width along the street frontages of all common (open space) lots interior to the subdivision, with the exception of lots in which a ten (10') foot concrete trail is provided instead.
- c. The developer shall install an internal trail plan as depicted in **Exhibit "A"**.
- d. The final trail system alignment may be altered to best fit the site, however it must be in substantial conformance to the trail plan as shown.
- e. A continuous trail, which shall be concrete and at least ten (10') feet in width, shall be provided along the open space lot(s) adjacent to City Lakes Park and align with the City's master trail plan for City Lakes Park.
- f. From the trail along the open space lots adjacent to City Lakes Park, two (2) continuous trails shall extend through the development to FM 2727, one (1) trail through the section of Type A lots and one (1) through the section of Type B lots.
- g. The trail shall also be routed in and around the amenity center.
- h. The trail may cross streets and be routed along the fronts or sides of residential lots, where necessary.
- i. In areas where the trail is routed in front of homes, a five (5') foot public trail easement shall be dedicated along the front of the lot to provide for the full width necessary for the ten (10') foot wide trail.
- j. The trail shall be lighted and landscaped in all areas that go through HOA open space lots or City park land.
- k. Trail sections or segments that are routed along residential lots (and not wholly located in HOA/open space lots) shall be constructed as the homes adjacent to the trail sections or segments are constructed for each phase of development.

11. Open Space and Amenity Requirements:

- a. For trail sections located wholly within open space lots, the Developer shall provide landscaping and pedestrian-scale lighting along the trails through the development. Landscaping shall include four-inch (4") caliper canopy trees at eighty (80') feet intervals, with two-inch (2") caliper ornamental trees at 80' intervals interspersed in between each canopy tree. In addition, at least five (5) benches and five (5) trash receptacles shall be placed along the trail system at regular intervals. Such landscaping, hardscaping, and lighting shall be installed on open space lots to be

Exhibit C – Planned Development Standards

maintained by the HOA.

- b. On the open space lot in the rear of the development (adjacent to City Lakes Park), the Developer shall provide and construct a trail head with trails through the property, which shall connect to the sidewalk and trail system within the development and shall also provide stubs to surrounding properties to allow for future connection to the City's planned trail system. A minimum of six (6) dedicated and marked parking spaces shall be provided at the trail head. The trail head shall contain one (1) covered picnic area with a trash receptacle. The trailhead shall also include a mix of shade and ornamental trees; shrubs and groundcover may also be provided. The trailhead shall include signage and pedestrian- scale lighting. The developer shall also install a fenced dog park with at least two (2) dog stations within the dog park.
- c. An Amenity Center for all residents of The Trails shall be provided at the area identified on Exhibit "A". (At minimum, the amenity center shall include a swimming pool with associated deck and seating/lounging areas, grilling station, restrooms, a pavilion, at least two (2) sports courts, at least twelve (12) dedicated parking spaces, and a mix of five (5) shade & ornamental trees, ten (10) shrubs, ten (10) grasses, and other groundcover. The Amenity Center shall be restricted to use by neighborhood residents only and is not eligible for credits towards Parkland Dedication and Park Development Fees.
- d. All of the above improvements shall be detailed on landscaping plans to be provided with the construction plans prior to the final platting of each phase. The improvements are subject to City approval.
- e. With the exception of the Amenity Center, the Developer may be eligible for credits towards Parkland Dedication and Park Development Fees for the proposed open space lots and the associated improvements outlined in this section, as well as the internal 10' trails. To receive credits, the improvements and the proposed credits for the improvements are subject to the review of the Parks and Recreation Board and the approval of City Council. All improvements to be considered for credit shall be open to the general public. In addition, the cost of these improvements shall be documented in a Facilities Agreement to be approved by the City. Credit towards park maintenance and park dedication fees shall be determined at platting and facilities agreement approval. In no case shall the City be responsible to reimburse the Developer for improvements that exceed the cost of the eligible credits.
- f. Construction on the Amenity Center shall begin prior to the issuance of the 121st building permit for a single family home, and shall continue until completion, which means issuance of a certificate of occupancy for the amenity center. The trails and amenities will be installed before the 200th house receives their building permit.

12. Architectural Requirements:

- a. The builder shall make an effort to avoid a monotonous feel to the development.
- b. The same elevation shall not be repeated within five (5) houses on each side of a given house. A minimum roof pitch of 6:12 shall be provided for the primary roof of each house.
- c. All houses shall have a minimum of seventy (70%) percent masonry exterior below the plate line, and at least fifty (50%) percent of masonry for each façade. Masonry is defined as brick or stone. Cementitious fiber or wood-like material may be used as accent materials only. Windows or some other sort of relief or articulation shall be provided at minimum thirty (30') foot intervals along each floor of each façade of each house to avoid large expanses of blank wall for Type A lots and forty (40') feet for Type B lots..

Exhibit C – Planned Development Standards

- d. City staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- e. Full gutters shall be provided around each house.
- f. All garage door panels shall include decorative features such as window inserts, full-paneled doors, accent hardware, wood or wood-like material, or a carriage-style design.
- g. The front of each house shall include at least two (2) coach lights.
- h. Garages may not be used or occupied as living space, including occupied for home office or business uses, other than for storage of materials, and cannot be transformed into living space.

13. Mailboxes:

- a. Cluster mailboxes shall be provided at multiple locations as per United States Post Office requirements.
- b. Mailboxes shall be located on common (open space) lots and shall be installed prior to the acceptance of the public improvements.
- c. HOA shall maintain and repair cluster mailboxes when needed.

14. Landscape Requirements:

- a. The following criteria and standards shall apply to landscape materials and installation:
 - i. All required landscaped open areas shall be completely covered with living plant material.
 - ii. Plant materials shall conform to the standards of the approved plant list for the City of Kaufman (see Figure 36-2 in this Section) or as approved by the Director (or his designee), and the American Standard for Nursery Stock. Grass seed, sod and other materials shall be clean and reasonably free of weeds and noxious pests and insects.
 - iii. Trees shall have an average spread of crown of greater than fifteen (15') feet at maturity.
 - iv. Trees having a lesser average mature crown of fifteen (15') feet may be substituted by grouping the same so as to create the equivalent of fifteen (15') feet crown of spread.
 - v. Large trees shall be a minimum of four (4") inches in caliper (measured twelve (12") inches above the ground) and seven (7') feet in height at time of planting.
 - vi. Small trees shall be a minimum of two (2") inches in caliper and five (5') feet in height.
 - vii. Shrubs not of the dwarf variety shall be a minimum of two (2') feet in height when measured immediately after planting.
 - viii. Hedges, where installed for screening purposes, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen, which will be three (3') feet high within two (2) years after time of planting.
 - ix. Vines not intended as ground cover shall be a minimum of two (2') feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet landscape screening requirements as set forth.
 - x. Grass areas shall be sodded, plugged, sprigged, hydro-mulched or seeded except that solid sod shall be used in swales, earthen berms, or other areas subject to erosion.
 - xi. If grass seed is planted due to seasonal considerations that is of a temporary nature to prevent erosion (i.e., rye grass) then a permanent variety must be over seeded and established within six (6) months of the original seeding.

Exhibit C – Planned Development Standards

- xii. Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one (1) year of planting.
- b. All required landscaped open space shall be provided with adequate and inconspicuous irrigation systems. Areas totaling less than ten (10) square feet may be irrigated by other methods.
- c. Earthen berms shall have side slopes not to exceed thirty-three and three-tenths percent (33.3%) (three (3) feet of horizontal distance for each one (1) foot of height). All berms shall contain necessary drainage provisions as may be required by the City's engineer.

15. Additional Requirements:

- a. Recreational vehicles, travel trailers or motor homes
 - i. May not be used for on-site dwelling purposes or for commercial purposes.
 - ii. Recreational vehicles, travel trailers, motor homes, and trailers shall be completely enclosed within a garage or
 - iii. Completely screened behind a fence in the side or rear yard and
 - iv. Placed on a concrete surface.
 - v. Recreational vehicles, travel trailers, motor homes, and trailers may be temporarily placed on a residential driveway or on the street (if allowed by municipal regulations) for no longer than three (3) days in preparation for, or after return from, a vacation.
- b. Open storage is prohibited (except for materials for the residents' personal use or consumption such as firewood, garden materials, farm equipment, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
- c. The elimination of a garage space or front porch by enclosing the garage or front porch with a stationary building wall shall be prohibited.
- d. In addition to the requirements for each residential lot to have two (2) enclosed parking spaces (within a garage), each single-family lot shall also have a minimum of two (2) parking spaces on a sixteen (16) feet wide paved driveway of concrete.
- e. Brick pavers may be used for parking, but it must be designed by an engineer and installed to withstand the vehicle weight.
- f. Carports or any other accessory structures in the front yard or exterior side yard are prohibited.
- g. At the time of construction of each home, the builder shall install a minimum six (6') foot tall wooden privacy fence with galvanized metal posts on each residential lot. The privacy fence shall not extend into the front yard setback or exterior side yard setback.
- h. A Homeowners Association (HOA) shall be established to own and maintain all open spaces/common areas within the development and all improvements thereon, as well as all enhanced entryway features (i.e. development signage, enhanced landscaping, etc.), the internal trail system, masonry screening walls, detention ponds and drainage features, and all amenities (except as may be dedicated to and accepted by the City).
- i. The City of Kaufman Zoning Ordinance, adopted March 19, 2007, as constituted on the Effective Date, shall govern any regulations not specified.

Exhibit D – Concept Plan



Exhibit E – Property Owner Responses Inside 300' Buffer

DETACH ON DOTTED LINE *Re: Property 2204 2209*

Date: 2-27-25

Name: Lisa Nalls

Address: 504 S. Monroe

City & State: Kaufman, Tx

Phone #: 214-729-4756

RE: Conduct a public hearing and make a recommendation to City Council for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

☐ I AM IN FAVOR ☒ I OBJECT

Email Address: _____

COMMENTS: Concerns for safety + security of Livestock during building phase; privacy from 2 storey homes, traffic pattern on 2727; water drainage from constructed property, Noise - music etc. from development, dogs - barking + entering property of livestock.

Lisa Nalls Lisa Nalls

NAME PRINTED SIGNATURE

Date: 2/28/25

Name: Juan M. Santoyo

Address: 1550 G Rd 143

City & State: Kaufman Tx

Phone #: 469-652-4316

RE: Conduct a public hearing and make a recommendation to City Council for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

☐ I AM IN FAVOR ☒ I OBJECT

Email Address: JMS4870@dcccd.edu or ixoyejuan1@gmail.com

COMMENTS: _____

Juan M. Santoyo Juan M. Santoyo

NAME PRINTED SIGNATURE

Exhibit F – Property Owner Responses Outside 300' Buffer

Dear Kaufman County Zoning Commission,

I am writing to formally express my opposition to the proposed project Thomas Beedy Survey, Abstract No.21, Kaufman County Texas, No Z-03-25, as part of the upcoming zoning hearing. The attached document contains the information that you sent out to residents and I did not receive one.

I want to clearly state that I do not approve of this project taking place close to my property. Due to current circumstances, I am unable to print, sign, and resend the document immediately. However, I assure you that I will send a signed copy as soon as I return to my office. In the meantime, I wanted to ensure my stance on this matter is known and documented.

Thank you for your attention to this matter.

Sincerely,

Darrick Rose

972.898.6226

Owner of 2313 FM 2727 (PID 209936)

ORDINANCE O-10-25

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING CHAPTER 9A, "ZONING ORDINANCE", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, AND THE OFFICIAL ZONING MAP" OF THE CITY; CHANGING THE ZONING CLASSIFICATION ON AN APPROXIMATE 132.1-ACRE TRACT OF LAND, COMPRISED OF AN APPROXIMATE 73.09 ACRE TRACT OF LAND AND AN APPROXIMATE 59.01 ACRE TRACT OF LAND, EACH OF WHICH ARE LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, AS MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" (THE "PROPERTY") FROM UNZONED TO PLANNED DEVELOPMENT DISTRICT NO. 28 ("PD-28"); PROVIDING PD-28 DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT "B"; AND PROVIDING A CONCEPT PLAN ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND A ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, pursuant to a Development Agreement between the City and the owners of an approximate 132.1 acre tract of land, comprised of an approximate 73.09 acre tract of land and an approximate 59.01 acre tract of land, each of which are located in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, as more specifically described and depicted in **Exhibit "A"** and identified as The Trails Development (the "Property"), the Property is to be annexed into the corporate limits of the City and zoned; and

WHEREAS, after City's receipt of petitions requesting voluntary annexation of Property described in **Exhibit "A"** hereto, the City took appropriate action by providing public notices and public hearings to affect the annexation of the Property, and by adoption of Ordinances No. O-08-25 and O-09-25 on April 28, 2025, the City Council annexed the Property; and

WHEREAS, in accordance with the requirement of the Comprehensive Zoning Ordinance mandating that a property be zoned within 120 days of annexation, at its regular meeting held on the 4th day of March, 2025, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to rezone the Property from its current designation of Unzoned Property to a new zoning classification of Planned Development District No. 28 (“PD-28”); and

WHEREAS, PD-28 includes specific Planned Development Standards, which set forth standards that will control maximum lot number, lot size, and development of the Property, as depicted on **Exhibit “B”**; which is attached hereto and incorporated herein, and reviewed as part of Case No. Z-03-25 by the Planning and Zoning Commission; and

WHEREAS, a concept plan providing the location of trails and amenities, and the was also reviewed as part of Case No. Z-03-25 by the Planning and Zoning Commission, attached hereto and incorporated herein as **Exhibit “C”** (the “Concept Plan”) provides ; and

WHEREAS, at its regular meeting held on the 28th day of April 2025, the City Council held a public hearing for the proposed request to zone the Property to Planned Development District No. 8 (PD-28); and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed Planned Development-28 (“PD-28”) zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. That Chapter 9A, “Zoning Ordinance” of the Code of Ordinances of the City of Kaufman and the Official Zoning Map”, are hereby amended to reflect a change in the zoning designation of the approximate 132.1 acre tract of land, comprised of an approximate 73.09 acre tract of land and an approximate 59.01 acre tract of land, each of which are located in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, as more specifically described and depicted

in **Exhibit “A”** and identified as The Trails Development (the “Property”), from a classification of Unzoned to its new classification of Planned Development District No. 28 (“PD-28”). The Property shall be developed and uses shall be allowed in accordance with specific Planned Development Standards as depicted on **Exhibit “B”**, and in accordance with the Concept Plans as depicted on **Exhibit “C”**, each of which are attached hereto and incorporated herein. In the event of a conflict between the requirements of this Ordinance and the Zoning Ordinance, the requirements of this Ordinance shall control.

SECTION 3. ZONING MAP AMENDMENT. The official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the establishment of the zoning classification of the Property as Planned Development District No. 28 (“PD-28”), thereon.

SECTION 4. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this 28th day of April, 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

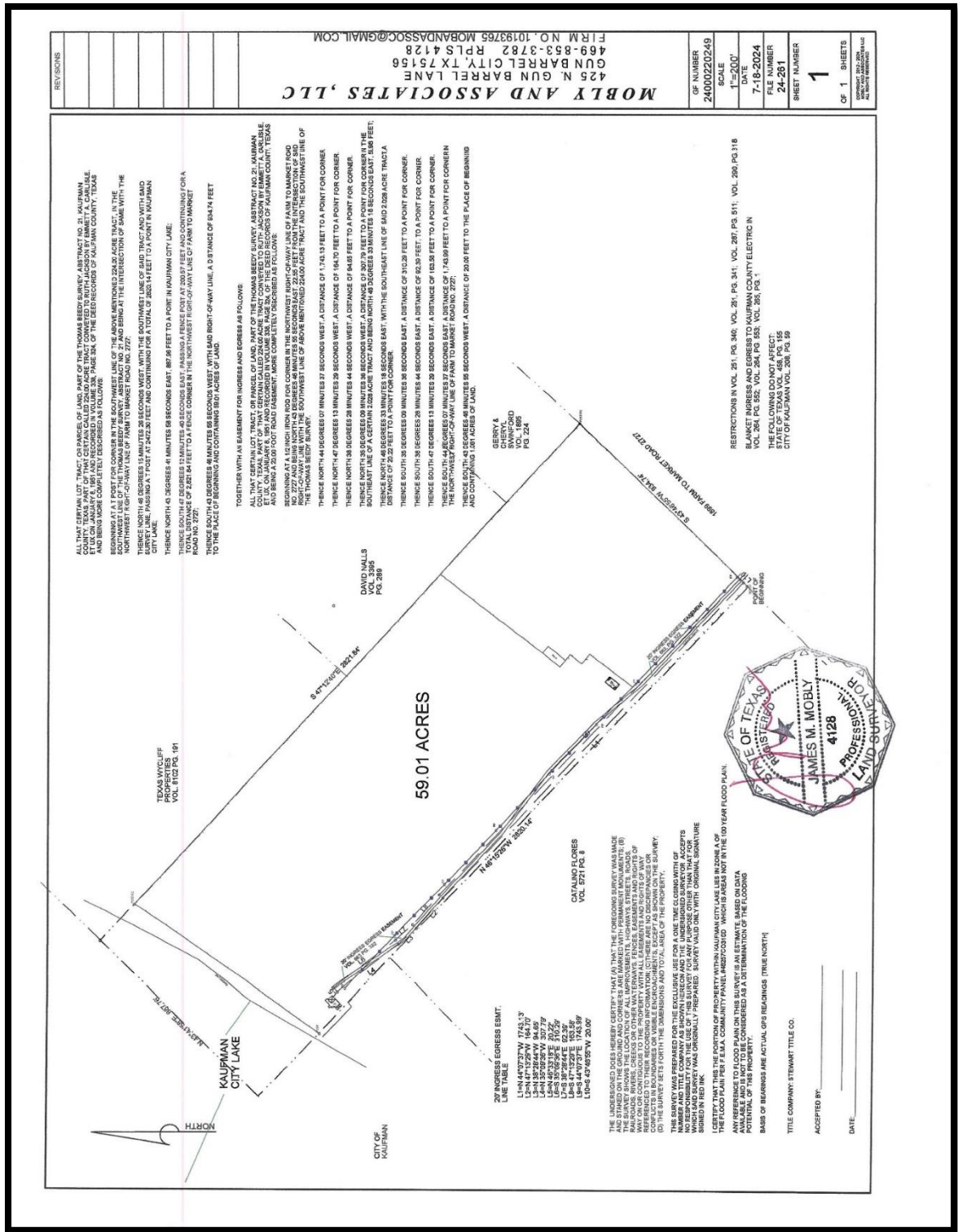
PATRICIA A. ADAMS
CITY ATTORNEY

“Exhibit A” Property Description

Z-03-25

Map

Z-03-25
Property
Description/Survey for
59.01 acres



Property
Description/Survey for
73.09 acres



“Exhibit B” Planned Development Standards

Exhibit "B" PD-28 Development Standards

PLANNED DEVELOPMENT - SINGLE FAMILY

Kaufman, Texas

132.1 Acres

1. Purpose:

The purpose of the development is to provide a unique addition to the City of Kaufman. The single-family development will integrate into the master trail plan and provide a neighborhood with high standards of development, with access to (and expansion of) the trail system and City Lakes Park.

The project will be in compliance with the City of Kaufman Zoning Ordinance adopted March 19, 2007, as amended, shall govern any regulations not specified herein.

2. Permitted Uses:

- a. Single-family detached residential uses with the general development layout and lot distribution as shown in **Exhibit “A”**. The purpose of the exhibit is to establish a general conceptual site plan for the development. The final site plan may differ, as to be determined during the preliminary plat stage, but must adhere to the regulations set herein.
- b. Park or playground (non-commercial) is classified as a Neighborhood Park and be in compliance with the City of Kaufman Parks, Recreation and Open Space Master Plan adopted March 5, 2019.
- c. Other uses permitted in the Single-Family Residential – 8 (SF-8) District in the City of Kaufman Zoning Ordinance, as amended. The total lot count shall be 207 lots for Type A and 239 lots for Type B. The total lot count shall not deviate more than 5% from concept plan. The maximum number of lots shall be 469.

3. Building Regulations:

a. Area Regulations

i. Type A Lots (6,000 SF)

1. Minimum Lot Size: 6,000 square feet.
2. Minimum Lot Depth: 110 feet
3. Minimum Lot Width:
 - a. Fifty (50') feet
 - b. Forty-five (45') feet at the setback line for lots along cul-de-sacs (aka knuckle lot)
 - c. Corner lots backing to the rear yard of another lot shall be at least ten (10') feet wider than the minimum lot width in order to provide adequate width for the increased exterior side yard setback; corner lots

“Exhibit B” Planned Development Standards

backing to the side yard of another lot shall be at least twenty (20') feet wider than the minimum lot width in order to provide adequate width for the increased side yard setback.

4. Minimum Yards:

- a. **Front yard:** Twenty-five (25') feet (front porches may encroach up to ten (10') feet into the required front yard)
- b. **Side yard:**
 - i. Five (5') feet width on each side for interior lots
 - ii. Fifteen (15') feet for exterior side yards adjacent to streets (for corner lots that back to the rear yard of another residential lot)
 - iii. Twenty-five (25') feet for exterior side yards adjacent to streets (for corner lots that back to the side yard of another lot...also known as “key lots”).
- c. **Rear yard:**
 - i. **Main building:**
 - 1. Fifteen (15') feet for the main building
 - 2. Ten (10') feet for the main building on lots located on knuckles and cul-de-sacs.
 - ii. **Accessory Buildings:**
 - 1. To be located in the rear yard
 - 2. A minimum of five (5') feet separation between main building and accessory structure
 - 3. A minimum of three (3') feet from any side or rear property line.
 - 4. **Detached garages**
 - a. Located at least five (5') feet from the main building
 - b. Behind the front building line
 - c. A minimum of twenty (20') feet from the door face of the garage to the edge of pavement from any public roadway or alley
 - d. a minimum of three (3') feet from side or rear property lines.

5. Minimum Dwelling Size:

Minimum dwelling size (defined as enclosed, air-conditioned living space excluding garages, porches, etc.) shall be 1,500 square feet.

ii. Type B Lots (7,200 SF)

- (1) Minimum Lot Size: Minimum lot size shall be 7,200 square feet.
- (2) Minimum Lot Depth: 110 feet
- (3) Minimum Lot Width:

- a. Sixty (60') feet
- b. Fifty-five (55') feet at the setback line for lots along cul-de-sacs (aka knuckle lot)
- c. Corner lots backing to the rear yard of another lot shall be at least ten (10') feet wider than the minimum lot width in order to provide adequate width for the increased exterior side yard setback; corner lots

“Exhibit B” Planned Development Standards

backing to the side yard of another lot shall be at least twenty (20') feet wider than the minimum lot width in order to provide adequate width for the increased side yard setback.

6. Minimum Yards:

- a. **Front yard:** Twenty-five (25') feet (front porches may encroach up to ten (10') feet into the required front yard)
- b. **Side yard:**
 - i. Five (5') feet width on each side for interior lots
 - ii. Fifteen (15') feet for exterior side yards adjacent to streets (for corner lots that back to the rear yard of another residential lot)
 - iii. Twenty-five (25') feet for exterior side yards adjacent to streets (for corner lots that back to the side yard of another lot...also known as “key lots”).
- c. **Rear yard:**
 - i. **Main building:**
 - 1. Fifteen (15') feet for the main building
 - 2. Ten (10') feet for the main building on lots located on knuckles and cul-de-sacs.
 - ii. **Accessory Buildings:**
 - 1. To be located in the rear yard
 - 2. a minimum of five (5') feet separation between main building and accessory structure
 - 3. a minimum of three (3') feet from any side or rear property line.
 - 4. **Detached garages**
 - a. located at least five (5') feet from the main building
 - b. behind the front building line
 - c. a minimum of twenty (20') feet from the door face of the garage to the edge of pavement from any public roadway or alley
 - d. a minimum of three (3') feet from side or rear property lines.

7. Minimum Dwelling Size:

Minimum dwelling size (defined as enclosed, air-conditioned living space excluding garages, porches, etc.) shall be 1,600 square feet.

4. Height Regulations:

- a. The main building shall not exceed 35 feet in height.
- b. Accessory building shall not exceed one (1) story in height, which is twelve (12') feet.

5. Lot Coverage:

- a. No more than fifty (50%) percent of the area of each lot shall be covered by roofed structures.
- b. Not to exceed sixty-five (65%) percent of the total impervious area including accessory buildings, driveways, and parking areas.

“Exhibit B” Planned Development Standards

6. Parking Regulations:

- a. Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces (within a garage with garage door) placed behind the front building line and on the same lot as the main structure.
- b. Other - (See Section 35 of the City Zoning Ordinance, Off-Street Parking and Loading Requirements).
- c. A minimum driveway width of sixteen (16') feet is required for each residential home.
- d. Garages cannot be used or occupied as living space, including occupied for home office or business uses, other than for storage of materials, and cannot be transformed into living space.
- e. Vehicle parking is not allowed to impede the sidewalk or the ten (10') foot trail.
- f. No parking on grass or landscaped areas.
- g. Carports are not allowed in the front yard or exterior side yard.

7. Trees and Landscaping on Residential Lots:

- a. The home builder shall plant two (2) three-inch (3") caliper trees on each lot (with one (1) to be placed in the front yard) during home construction, measurements as defined by the Texas Association of Nurserymen, Guidelines and Standards.
- b. Specification for Tree installation shall be American Standard for Nursery Stock, published by the American Association of Nurserymen.
- c. In addition, on corner lots, the home builder shall plant one (1) additional three-inch (3") caliper tree to be placed in the exterior side yard, subject to the same measurement definitions. The three-inch (3") caliper will be measured twelve (12") inches from the ground.
- d. Trees must be listed in the Recommended Plant List of the Zoning Ordinance.
- e. Trees must be planted before the home gets their final inspection.
- f. The home builder shall replace the trees if they die within the first 12 months.
- g. The home builder shall plant 5 shrubs per the recommended plant list of the zoning ordinance.

8. Perimeter and Entryway Landscaping and Screening:

- a. Where residential lots side or back to FM 2727, the developer shall provide a masonry screening wall at least six (6') feet in height, with columns spaced every sixty (60') feet along the property line to screen the homes at the time of subdivision construction (not by individual builders during construction of each home).
- b. A five (5) foot wall maintenance easement shall be provided on the residential lot where the masonry screening wall is adjacent to a residential lot.
- c. The HOA will repair and/or maintain the masonry screening wall.
- d. Landscaping shall be provided and maintained on HOA-maintained open space lots:
 - i. at least ten (10') feet in width located between the screening wall and FM 2727
 - ii. with at least one (1) four-inch (4") caliper canopy tree planted every forty (40') feet.

“Exhibit B” Planned Development Standards

- iii. one (1) two-inch (2”) caliper ornamental tree planted every forty (40’) feet interspersed in between the canopy trees.
- iv. Enhanced landscaping and development signage (on masonry walls or structures) shall be installed at the main entrances to the development off FM 2727, particularly the entrance with the median as shown on the Concept Plan.
- e. All landscaping, signage, and other entry features shall be located on HOA-maintained open space lots.
- f. Final landscaping and screening plans shall be submitted with the construction plans and approved by the City prior to or concurrent with the final plat. Alternative forms of landscaping and screening are subject to the approval of City Council.
- g. Alternative forms of landscaping and screening are subject to the approval of City Council.

9. Signage

- a. Subdivision signs may be an attached wall sign or a monument sign at the subdivision entrance, or any combination of the two.
- b. Two (2) signs may be placed at each subdivision entrance.
- c. The maximum sign area for either an attached wall sign or monument sign is one hundred fifty (150 sf) square feet.
- d. A monument sign may have the subdivision name on both sides.
- e. Signage may not be placed in the sight visibility triangle of any driveway, alley, or street intersection.
- f. The maximum height of a monument signs is sixteen (16’) feet to the finished top.
- g. Wall signs can’t be placed any higher than sixteen (16’) feet.
- h. No changeable message signs are allowed.

10. Sidewalk and Trail Requirements:

- a. The homebuilder shall construct concrete sidewalks at least five (5’) feet in width along the street frontages of all residential lots.
- b. The Developer shall construct concrete sidewalks at least five (5’) feet in width along the street frontages of all common (open space) lots interior to the subdivision, with the exception of lots in which a ten (10’) foot concrete trail is provided instead.
- c. The developer shall install an internal trail plan as depicted in **Exhibit “A”**.
- d. The final trail system alignment may be altered to best fit the site, however it must be in substantial conformance to the trail plan as shown.
- e. A continuous trail, which shall be concrete and at least ten (10’) feet in width, shall be provided along the open space lot(s) adjacent to City Lakes Park and align with the City’s master trail plan for City Lakes Park.
- f. From the trail along the open space lots adjacent to City Lakes Park, two (2) continuous trails shall extend through the development to FM 2727, one (1) trail through the section of Type A lots and one (1) through the section of Type B lots.
- g. The trail shall also be routed in and around the amenity center.
- h. The trail may cross streets and be routed along the fronts or sides of residential lots, where necessary.
- i. In areas where the trail is routed in front of homes, a five (5’) foot public trail easement shall be dedicated along the front of the lot to provide for the full width necessary for the ten (10’) foot wide trail.

“Exhibit B” Planned Development Standards

- j. The trail shall be lighted and landscaped in all areas that go through HOA open space lots or City park land.
- k. Trail sections or segments that are routed along residential lots (and not wholly located in HOA/open space lots) shall be constructed as the homes adjacent to the trail sections or segments are constructed for each phase of development.

11. Open Space and Amenity Requirements:

- a. For trail sections located wholly within open space lots, the Developer shall provide landscaping and pedestrian-scale lighting along the trails through the development. Landscaping shall include four-inch (4”) caliper canopy trees at eighty (80’) feet intervals, with two-inch (2”) caliper ornamental trees at 80’ intervals interspersed in between each canopy tree. In addition, at least five (5) benches and five (5) trash receptacles shall be placed along the trail system at regular intervals. Such landscaping, hardscaping, and lighting shall be installed on open space lots to be maintained by the HOA.
- b. On the open space lot in the rear of the development (adjacent to City Lakes Park), the Developer shall provide and construct a trail head with trails through the property, which shall connect to the sidewalk and trail system within the development and shall also provide stubs to surrounding properties to allow for future connection to the City’s planned trail system. A minimum of six (6) dedicated and marked parking spaces shall be provided at the trail head. The trail head shall contain one (1) covered picnic area with a trash receptacle. The trailhead shall also include a mix of shade and ornamental trees; shrubs and groundcover may also be provided. The trailhead shall include signage and pedestrian- scale lighting. The developer shall also install a fenced dog park with at least two (2) dog stations within the dog park.
- c. An Amenity Center for all residents of The Trails shall be provided at the area identified on **Exhibit “A”**. (At minimum, the amenity center shall include a swimming pool with associated deck and seating/lounging areas, grilling station, restrooms, a pavilion, at least two (2) sports courts, at least twelve (12) dedicated parking spaces, and a mix of five (5) shade & ornamental trees, ten (10) shrubs, ten (10) grasses, and other groundcover. The Amenity Center shall be restricted to use by neighborhood residents only and is not eligible for credits towards Parkland Dedication and Park Development Fees.
- d. All of the above improvements shall be detailed on landscaping plans to be provided with the construction plans prior to the final platting of each phase. The improvements are subject to City approval.
- e. With the exception of the Amenity Center, the Developer may be eligible for credits towards Parkland Dedication and Park Development Fees for the proposed open space lots and the associated improvements outlined in this section, as well as the internal 10’ trails. To receive credits, the improvements and the proposed credits for the improvements are subject to the review of the Parks and Recreation Board and the approval of City Council. All improvements to be considered for credit shall be open to the general public. In addition, the cost of these improvements shall be documented in a Facilities Agreement to be approved by the City. Credit towards park maintenance and park dedication fees shall be determined at platting and facilities agreement approval. In no case shall the City be responsible to reimburse the Developer for improvements that exceed the cost of the eligible credits.
- f. Construction on the Amenity Center shall begin prior to the issuance of the 121st building permit for a single family home, and shall continue until completion, which means issuance of a certificate of occupancy for the

“Exhibit B” Planned Development Standards

amenity center. The trails and amenities will be installed before the 350th house receives their building permit.

12. Architectural Requirements:

- a. The builder shall make an effort to avoid a monotonous feel to the development.
- b. The same elevation shall not be repeated within five (5) houses on each side of a given house. A minimum roof pitch of 6:12 shall be provided for the primary roof of each house.
- c. All houses shall have a minimum of seventy (70%) percent masonry exterior below the plate line, and at least fifty (50%) percent of masonry for each façade. Masonry is defined as brick or stone. Cementitious fiber or wood-like material may be used as accent materials only. Windows or some other sort of relief or articulation shall be provided at minimum thirty (30') foot intervals along each floor of each façade of each house to avoid large expanses of blank wall for Type A lots and forty (40') feet for Type B lots.
- d. City staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- e. Full gutters shall be provided around each house.
- f. All garage door panels shall include decorative features such as window inserts, full-paneled doors, accent hardware, wood or wood-like material, or a carriage-style design.
- g. The front of each house shall include at least two (2) coach lights.
- h. Garages may not be used or occupied as living space, including occupied for home office or business uses, other than for storage of materials, and cannot be transformed into living space.

13. Mailboxes:

- a. Cluster mailboxes shall be provided at multiple locations as per United States Post Office requirements.
- b. Mailboxes shall be located on common (open space) lots and shall be installed prior to the acceptance of the public improvements.
- c. HOA shall maintain and repair cluster mailboxes when needed.

14. Landscape Requirements:

- a. The following criteria and standards shall apply to landscape materials and installation:
 - i. All required landscaped open areas shall be completely covered with living plant material.
 - ii. Plant materials shall conform to the standards of the approved plant list for the City of Kaufman (see Figure 36-2 in this Section) or as approved by the Director (or his designee), and the American Standard for Nursery Stock. Grass seed, sod and other materials shall be clean and reasonably free of weeds and noxious pests and insects.
 - iii. Trees shall have an average spread of crown of greater than fifteen (15') feet at maturity.
 - iv. Trees having a lesser average mature crown of fifteen (15') feet may be substituted by grouping the same so as to create the equivalent of fifteen (15') feet crown of spread.
 - v. Large trees shall be a minimum of four (4") inches in caliper (measured twelve (12") inches above the ground) and seven (7') feet in height at time of planting.

“Exhibit B” Planned Development Standards

- vi. Small trees shall be a minimum of two (2”) inches in caliper and five (5’) feet in height.
- vii. Shrubs not of the dwarf variety shall be a minimum of two (2’) feet in height when measured immediately after planting.
- viii. Hedges, where installed for screening purposes, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen, which will be three (3’) feet high within two (2) years after time of planting.
- ix. Vines not intended as ground cover shall be a minimum of two (2’) feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet landscape screening requirements as set forth.
- x. Grass areas shall be sodded, plugged, sprigged, hydro-mulched or seeded except that solid sod shall be used in swales, earthen berms, or other areas subject to erosion.
- xi. If grass seed is planted due to seasonal considerations that is of a temporary nature to prevent erosion (i.e., rye grass) then a permanent variety must be over seeded and established within six (6) months of the original seeding.
- xii. Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one (1) year of planting.
- b. All required landscaped open space shall be provided with adequate and inconspicuous irrigation systems. Areas totaling less than ten (10) square feet may be irrigated by other methods.
- c. Earthen berms shall have side slopes not to exceed thirty-three and three-tenths percent (33.3%) (three (3) feet of horizontal distance for each one (1) foot of height). All berms shall contain necessary drainage provisions as may be required by the City's engineer.

15. Additional Requirements:

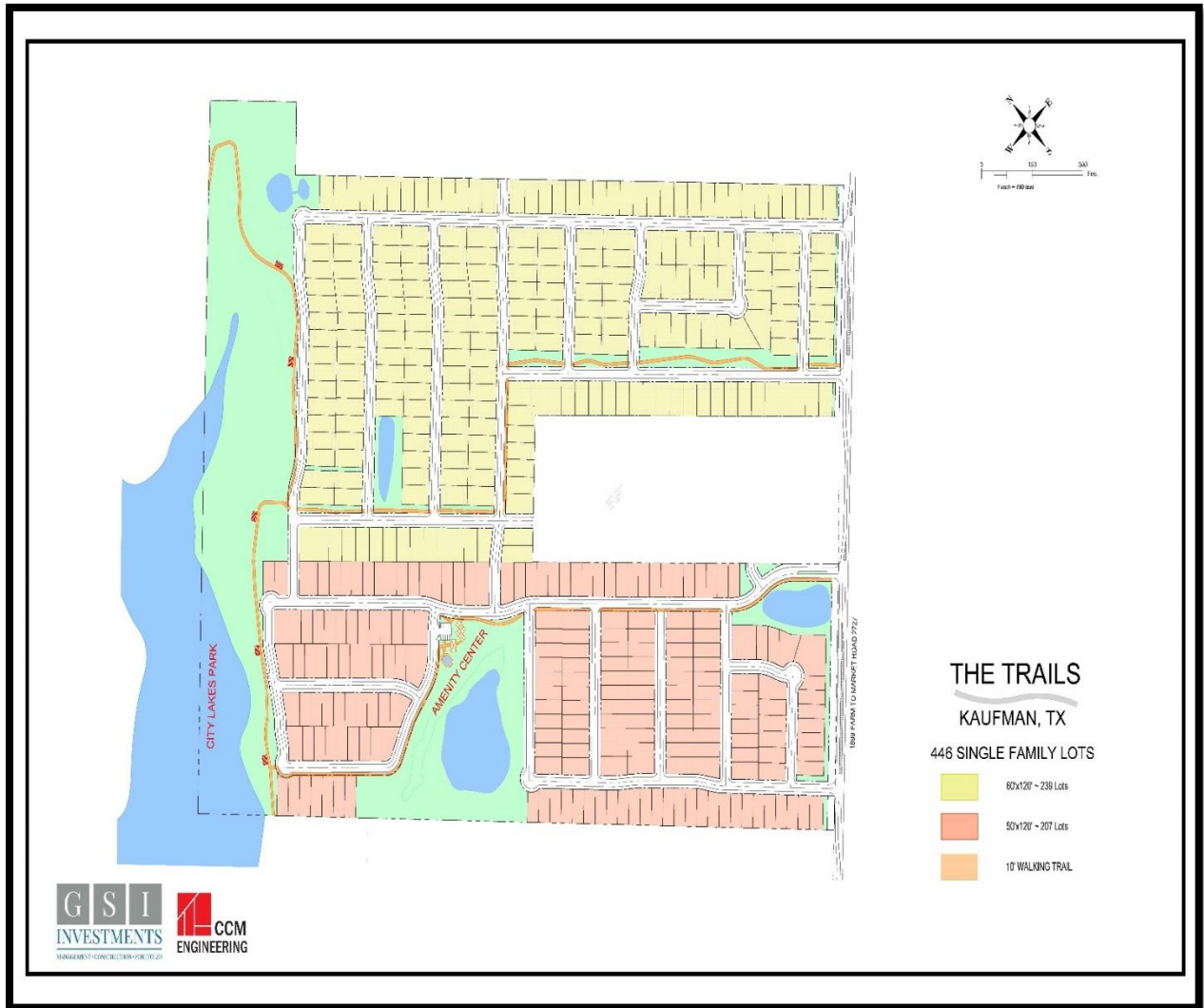
- a. Recreational vehicles, travel trailers or motor homes
 - i. May not be used for on-site dwelling purposes or for commercial purposes.
 - ii. Recreational vehicles, travel trailers, motor homes, and trailers shall be completely enclosed within a garage or
 - iii. Completely screened behind a fence in the side or rear yard and
 - iv. Placed on a concrete surface.
 - v. Recreational vehicles, travel trailers, motor homes, and trailers may be temporarily placed on a residential driveway or on the street (if allowed by municipal regulations) for no longer than three (3) days in preparation for, or after return from, a vacation.
- b. Open storage is prohibited (except for materials for the residents’ personal use or consumption such as firewood, garden materials, farm equipment, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
- c. The elimination of a garage space or front porch by enclosing the garage or front porch with a stationary building wall shall be prohibited.
- d. In addition to the requirements for each residential lot to have two (2) enclosed parking spaces (within a garage), each single-family lot shall also have a minimum of two (2) parking spaces on a sixteen (16) feet wide paved driveway of concrete.

“Exhibit B” Planned Development Standards

- e. Brick pavers may be used for parking, but it must be designed by an engineer and installed to withstand the vehicle weight.
- f. Carports or any other accessory structures in the front yard or exterior side yard are prohibited.
- g. At the time of construction of each home, the builder shall install a minimum six (6') foot tall wooden privacy fence with galvanized metal posts on each residential lot. The privacy fence shall not extend into the front yard setback or exterior side yard setback.
- h. A Homeowners Association (HOA) shall be established to own and maintain all open spaces/common areas within the development and all improvements thereon, as well as all enhanced entryway features (i.e. development signage, enhanced landscaping, etc.), the internal trail system, masonry screening walls, detention ponds and drainage features, and all amenities (except as may be dedicated to and accepted by the City).
- i. The City of Kaufman Zoning Ordinance, adopted March 19, 2007, as constituted on the Effective Date, shall govern any regulations not specified.

.

“Exhibit C” Concept Plan (Illustrative)





Meeting
Date: 4/28/2025

Date: 04/09/2025

Item #: 21.

Dept.: Administration

Ordinance

SUBJECT:

Conduct a public hearing, consider and take appropriate action on Ordinance O-11-25, an ordinance of the City Council of the City of Kaufman, Texas, amending Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to **rezone** an approximate **50.31 acre** tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Planned Development-1 ("PD-1") to a Planned Development ("PD-32") with a base zoning of Commercial ("C") District, for expansion of the school, said property being generally located on the north-east corner of South Houston Street and State Highway 34. (Property ID 189566). (Case No: Z-06-25)

BACKGROUND:

See the attached April 1, 2025 Planning and Zoning Commission report and attachments.

Author:

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of PD-32.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



Planning and Zoning Commission Report

Meeting Date: April 1, 2025

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 50.31 acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Planned Development-1 ("PD-1") to a Planned Development ("PD-32") with a base zoning district of Commercial ("C"), for expansion of the school, said property being generally located on the north-east corner of South Houston Street and State Highway 34. (Property ID 189566). (Case No: Z-06-25)

BACKGROUND/SUMMARY:

The subject property consists of 50.31 acres located at the northeast corner of South Houston Street and Highway 34 Bypass. The property is currently zoned PD-1, which was established in 1983 to accommodate the needs of Kaufman County, which previously owned the property as part of a larger parcel. The subject property has since been sold to the school district which plans to develop a middle school, athletic field, and tennis courts on the site, while retaining part of the property for future development.

Development Controls:

The property will use the base zoning of "C" Commercial District for the development in the case of a conflicting provision, the regulations of the Zoning Ordinance shall govern. The proposed PD-32 regulations, Exhibit C, provide for standards for Area Regulations (setbacks and parking standards), Special Requirements (outside storage and screening), Landscape Requirements, and Supplemental Regulations. The PD requires all development to undergo site plan review and approval to ensure compliance with the regulations of PD-32 and the base zoning requirements, as applicable.

Permitted Uses:

The permitted uses will be limited to schools (public or parochial) and their associated uses, such as football fields, tracks, tennis courts, agriculture barns, bus barns, concession stands, etc.

Off-Street Parking and Access:

The off-street parking and loading requirements shall be one (1) parking space for each 12 students (design capacity) and one (1) parking space for each four (4) seats in the assembly areas.

All shared drives and access points shall comply with all federal, state, and local requirements relating to turnarounds, vehicle stacking, emergency access, and similar design requirements.

Landscaping and Tree Preservation:

All development shall generally comply with the City's landscaping requirements applicable to the base zoning district, as well as the City's tree preservation requirements, with the exception that a maximum of 10% of "Required Trees" and "Required Shrubs" may be placed onsite outside the street frontage landscape buffer yard.

Screening:

Screening walls or fences between different land uses is not required but is allowed; screening between uses shall be alternative equivalent screening.

Kaufman Zoning Ordinance Section 38.3.A.4 describes alternative equivalent screening as:

4. Alternative equivalent screening may be approved through the site plan approval process, Section 39. *Alternative equivalent screening does not include a chain link fence. Alternative equivalent screening is:
 - a. A minimum six-foot (6') cedar shadow box fence (staggered pickets on each side), with a top cap with a landscape buffer area. All support posts shall be galvanized metal.
 - 1) A minimum five-foot (5') landscape buffer area must be provided along the entire internal length of the perimeter of the fence.
 - 2) The landscape buffer area shall include one (1) large tree, as defined in Section 36, Figure 36-2, per forty linear feet (40 lf) or portion thereof landscape buffer area.
 - 3) The landscape buffer area shall be provided with adequate and inconspicuous irrigation systems.
 - 4) All landscaping and perimeter screening trees shall be maintained in a healthy living condition.
 - b. A landscaped earthen berm, as defined in Section 36.5.J with a minimum height of three feet (3').
 - 1) The earthen berm shall include one (1) large tree, as defined in Section 36, Figure 36-2, per forty linear feet (40 lf) or portion thereof along the entire length.
 - 2) The earthen berm shall include large evergreen shrubs, as defined in Section 36, Figure 36-2, not of the dwarf variety, to be planted in between the large trees required in Section 38.3.A.4.b.i. Matured shrubs shall provide optimal screening.
 - 3) All trees and shrubs shall be strategically placed to provide optimal landscape screening.
 - 4) The landscaped buffer area shall be provided with adequate and inconspicuous irrigation systems.
 - 5) All the landscaping and perimeter screening trees and shrubs shall be maintained in healthy living conditions.
 - c. A minimum six foot (6') wrought iron fence with large evergreen shrubs, as defined in Section 36, Figure 36-2, not of the dwarf variety, planted adjacent to the fence, so at the time of maturity will form a solid landscaped screen bordering the fence.
 - 1) The landscaped buffer area shall be provided with adequate and inconspicuous irrigation systems.
 - 2) All landscaping and screening shrubs shall be maintained in healthy living conditions.

Concept Plan:

A concept plan has been provided, showing the intended development of the property. The concept plan illustrates a middle school building parallel to South Houston Street, with a mix of

tennis courts, an athletic field, concession stand, agriculture barn and parking. There is also open space to the east for future development.

One access point is proposed off State Highway 34 along the south side of the property. A second access point is proposed off South Houston Street along the west side of the property. The third access point is proposed off Hampton Court Drive along the north side of the property.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	A-O	Kaufman High School and Kaufman Junior High School
West:	PD-18 (across street)	Vacant Land, Children's Shelter & Kaufman Library
South:	No Zoning (across street)	Not located in the City of Kaufman
East:	A-O	Vacant Land and Residential Homes



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property for Future Public uses. The requested Planned Development zoning is for a large school campus with commercial zoning as the base district.

Thoroughfare Plan:

State Highway 34 is designated as a "Type AA" major regional arterial bypass (4 lanes), with an ultimate right-of-way width of 240'. South Houston Street is designated as a "Type B" minor arterial (4 lanes), with an ultimate right-of-way width of 100'. The necessary right-of-way already exists at this location. If needed, any additional necessary right-of-way dedication is done during the platting process.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 12 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 1
- Property owners who have not responded = 11

If 20% of the area within 300 feet of the request objects to the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a state law.

RECOMMENDATION:

Staff recommends approval of Z-06-25, a zoning request for a Planned Development with a base zoning district of Commercial ("C") District, to accommodate a new middle school, said property being generally located on the north-east corner of South Houston Street and State Highway 34.

ATTACHMENTS:

Location Map

Exhibit A – Property Description

Exhibit B – Concept Plan

Exhibit C – Planned Development Standards

Exhibit C – Parking Standards

Exhibit D – Property Owner Responses

Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map

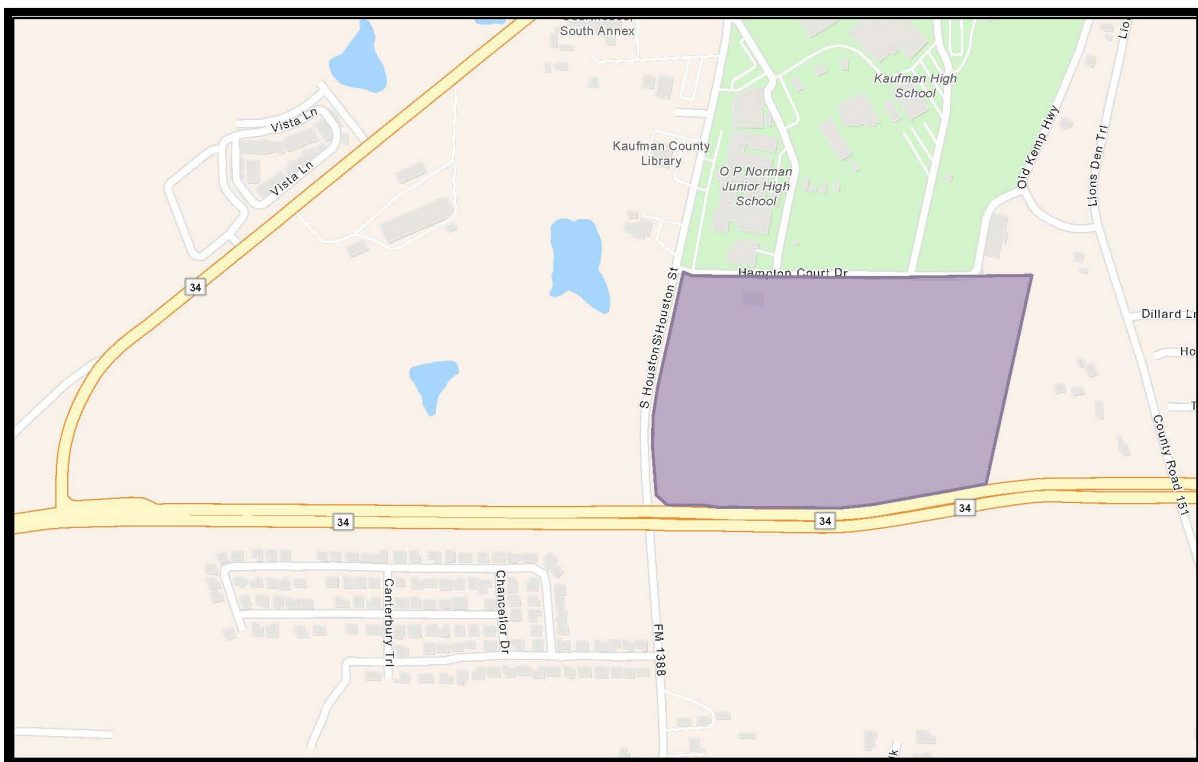


Exhibit A – Property Description/Survey

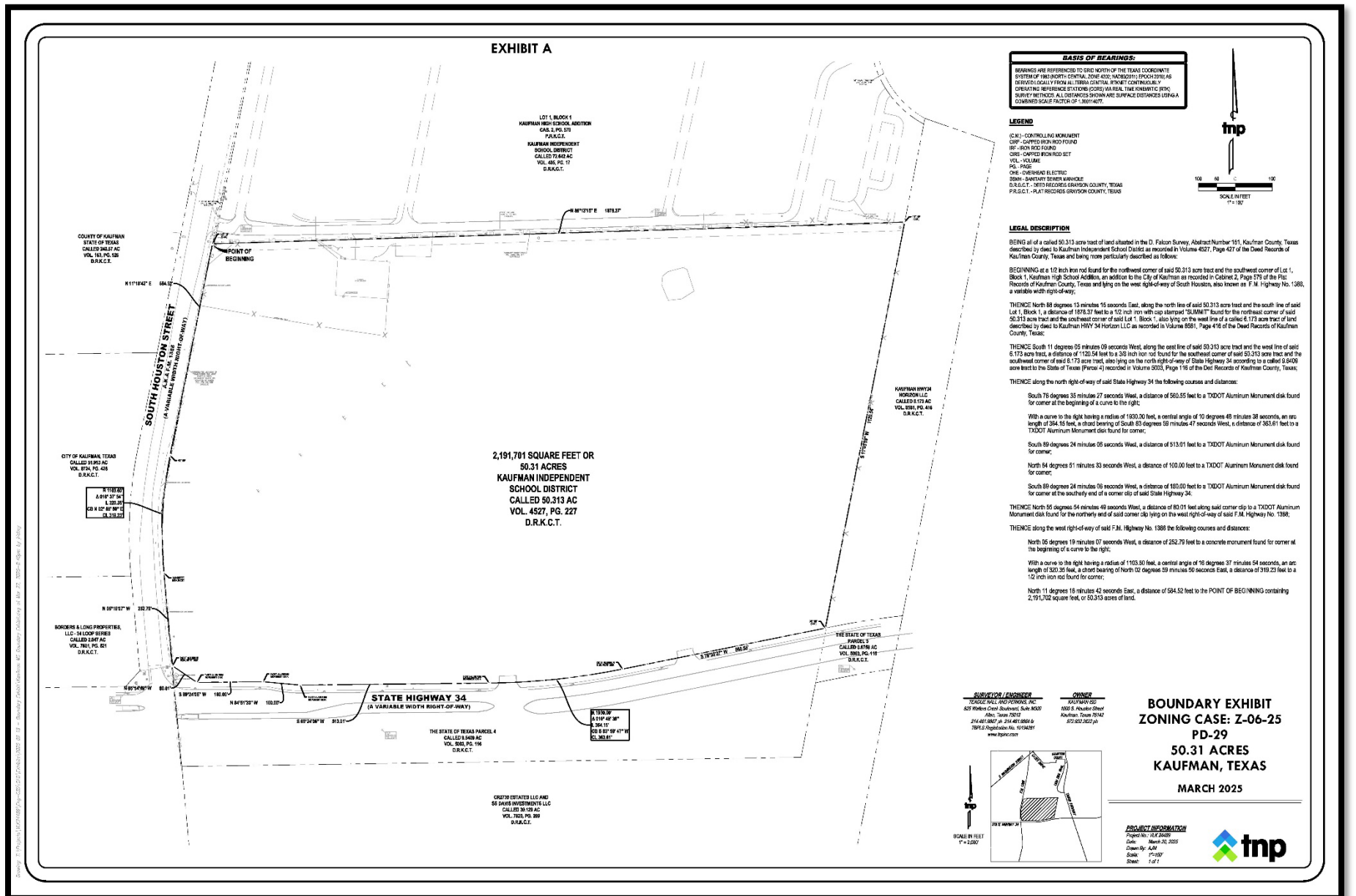


Exhibit A – Property Description/Survey
Kaufman ISD New Middle School Addition

BEING all of a called 50.313 acre tract of land situated in the D. Falcon Survey, Abstract Number 151, Kaufman County, Texas described by deed to Kaufman Independent School District as recorded in Volume 4527, Page 427 of the Deed Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 50.313 acre tract and the southwest corner of Lot 1, Block 1, Kaufman High School Addition, an addition to the City of Kaufman as recorded in Cabinet 2, Page 579 of the Plat Records of Kaufman County, Texas and lying on the west right-of-way of South Houston, also known as F.M. Highway No. 1388, a variable width right-of-way;

THENCE North 88 degrees 13 minutes 15 seconds East, along the north line of said 50.313 acre tract and the south line of said Lot 1, Block 1, a distance of 1878.37 feet to a 1/2 inch iron with cap stamped "SUMMIT" found for the northeast corner of said 50.313 acre tract and the southeast corner of said Lot 1, Block 1, also lying on the west line of a called 6.173 acre tract of land described by deed to Kaufman HWY 34 Horizon LLC as recorded in Volume 8581, Page 416 of the Deed Records of Kaufman County, Texas;

THENCE South 11 degrees 05 minutes 09 seconds West, along the east line of said 50.313 acre tract and the west line of said 6.173 acre tract, a distance of 1120.54 feet to a 3/8 inch iron rod found for the southeast corner of said 50.313 acre tract and the southwest corner of said 6.173 acre tract, also lying on the north right-of-way of State Highway 34 according to a called 9.6409 acre tract to the State of Texas (Parcel 4) recorded in Volume 5003, Page 116 of the Deed Records of Kaufman County, Texas;

THENCE along the north right-of-way of said State Highway 34 the following courses and distances:

South 78 degrees 35 minutes 27 seconds West, a distance of 560.55 feet to a TXDOT Aluminum Monument disk found for corner at the beginning of a curve to the right;

With a curve to the right having a radius of 1930.00 feet, a central angle of 10 degrees 48 minutes 38 seconds, an arc length of 364.15 feet, a chord bearing of South 83 degrees 59 minutes 47 seconds West, a distance of 363.61 feet to a TXDOT Aluminum Monument disk found for corner;

South 89 degrees 24 minutes 06 seconds West, a distance of 513.01 feet to a TXDOT Aluminum Monument disk found for corner;

North 84 degrees 51 minutes 33 seconds West, a distance of 100.00 feet to a TXDOT Aluminum Monument disk found for corner;

South 89 degrees 24 minutes 06 seconds West, a distance of 180.00 feet to a TXDOT Aluminum Monument disk found for corner at the southerly end of a corner clip of said State Highway 34;

THENCE North 55 degrees 54 minutes 49 seconds West, a distance of 80.01 feet along said corner clip to a TXDOT Aluminum Monument disk found for the northerly end of said corner clip lying on the west right-of-way of said F.M. Highway No. 1388;

THENCE along the west right-of-way of said F.M. Highway No. 1388 the following courses and distances:

North 05 degrees 19 minutes 07 seconds West, a distance of 252.79 feet to a concrete monument found for corner at the beginning of a curve to the right;

With a curve to the right having a radius of 1103.60 feet, a central angle of 16 degrees 37 minutes 54 seconds, an arc length of 320.35 feet, a chord bearing of North 02 degrees 59 minutes 50 seconds East, a distance of 319.23 feet to a 1/2 inch iron rod found for corner;

North 11 degrees 18 minutes 42 seconds East, a distance of 584.52 feet to the POINT OF BEGINNING containing 2,191,702 square feet, or 50.313 acres of land.

Exhibit B – Concept Plan

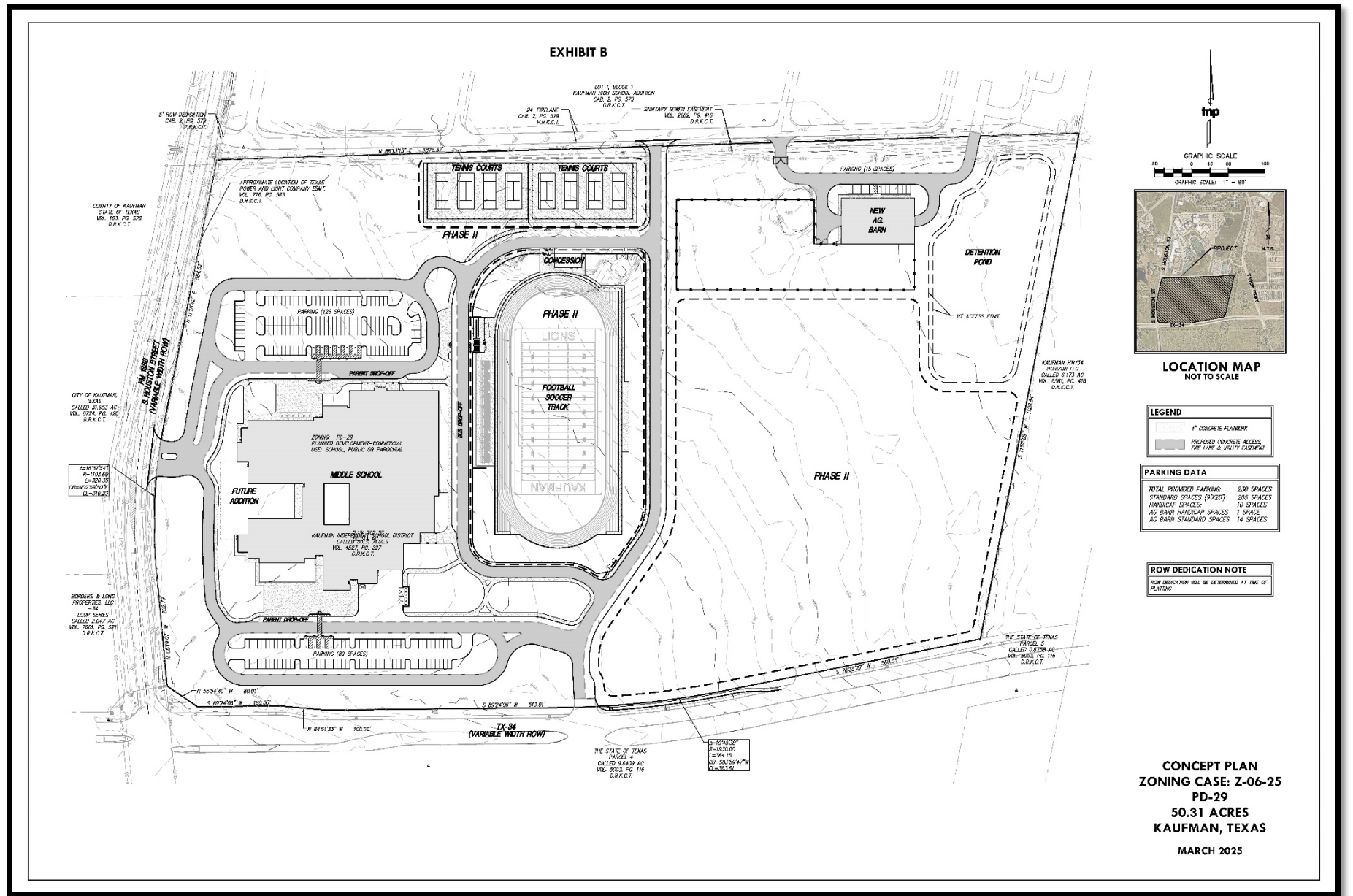


Exhibit C – Planned Development Standards
DEVELOPMENT STANDARDS
PLANNED DEVELOPMENT - COMMERCIAL
PD-32 FOR 50.31 ACRES, KAUFMAN, TEXAS

Purpose: The purpose of the development is to provide additional public education facilities to a 50.31-acre site. The public education additions will include a new middle school building, tennis courts, a multi-sport playing field with track, concession building at track, agricultural barn, and future career & technical education facility.

This project will be in compliance with the City of Kaufman Zoning Ordinance adopted March 19, 2007, as amended, which shall govern any regulations not specified herein.

Conformance with the City's Zoning Ordinance and Development Standards: Except as otherwise set forth in these Development Standards, the regulations of the City's Zoning Ordinance, as it exists or may be amended, and the City's Development Standards, as it exists or may be amended, shall apply.

1. PERMITTED USES:

- a. School, public or parochial and their associated uses, such as football fields, tracks, tennis courts, agriculture barns, bus barns, concession stands, etc.

2. AREA REGULATIONS:

a. Size of Yards:

- i. **Minimum Front Yard** – Twenty-five feet (25')
- ii. **Minimum Side Yard** – Fifteen feet (15'); twenty-five feet (25') if adjacent to a street. The side or rear setback, whichever is adjacent to a residential zoning district or property line, shall observe a setback equal to a 3:1 slope from the residential property line, three feet (3') of setback for each one foot (1') of height, with exception if the adjacent property has a School, public use.
- iii. **Minimum Rear Yard** – Twenty feet (20')

b. Parking Regulations:

- i. School, secondary or middle (grades 7-8): One (1) parking space for each twelve (12) students (design capacity)
- ii. Assembly Areas: One (1) parking space for each four (4) seats

3. SPECIAL REQUIREMENTS:

- a. Outside storage is permitted and shall not be visible from any public street
- b. In lieu of a masonry screen wall, alternative equivalent screening shall be permitted in accordance with Section 38 of the City of Kaufman Zoning Ordinance adopted March 19, 2007
 - i. Screening shall be required between the Developer's/Owner's property and any adjacent residential property or residential zoning district with exception to properties in a residential zoning district with a school, public or parochial use.

4. LANDSCAPE REQUIREMENTS:

- a. A maximum of 10% of 'Required Trees' and 'Required Shrubs' may be placed onsite outside the street frontage landscape buffer yard.

5. SUPPLEMENTAL REGULATIONS:

- a. In accordance with Texas House Bill 2439, minimum building façade standards shall not apply.

Exhibit C – Planned Development Standards



www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

March 28, 2025

City of Kaufman
Joy Henderson
Planner
209 South Washington Street

RE: Z-06-25 – PD-29 – Parking Regulations

Ms. Henderson,

Included with PD-29 (Z-06-25), Kaufman ISD requests proposed parking regulations allowing a parking ratio of one (1) parking space per four (4) seats for school assembly areas such as track, field, auditorium, gymnasium, etc...

In the City's Zoning Ordinance, assembly area parking regulations require one (1) parking space per four (3) seats.

Typically, school assembly areas do not require the same parking requirements as private assembly areas. For track, field, and gymnasium events for example, it is estimated that attendance for most events will be 80% of capacity. In addition, it is estimated that 10% of attendees will be dropped off. When these factors are considered, a 1:4 parking ratio becomes sufficient (see example below).

Assume 1,000 seat capacity track/field event

Current Zoning Parking Regulations (assembly area) (1 parking space for each 3 seats)

$1,000 \text{ seats} * (1 \text{ space} / 3 \text{ seats}) = 334 \text{ spaces}$

Proposed Zoning Parking Regulations (track, field, auditorium, gymnasium and other school related assembly (1 parking space for each 4 seats)

$1,000 \text{ seats} * (1 \text{ space} / 3 \text{ seats}) = 334 \text{ spaces}$

$334 \text{ spaces with } 80\% \text{ attendance} = 268 \text{ spaces}$

$334 \text{ spaces with } 10\% \text{ drop-off reduction} = 33 \text{ spaces}$

$268 \text{ spaces} - 33 \text{ spaces} = 235 \text{ required spaces}$

$1,000 \text{ seats} / 235 \text{ spaces} = 1 \text{ space for each } 4.26 \text{ seats}$

If you have any questions or if you require any additional information, please let me know

Sincerely,

Joel Richey, PE
Senior Project Manager, Associate
tnp

TNP Firm Registrations
Texas Board of Professional Engineers and Land Surveyors | Engineering Firm No. F-230 | Surveying Firm No. 10011600 | 10194381 | 10011601
Texas Board of Architectural Examiners Firm No. BR 2673

Exhibit D – Property Owner Responses

Date: 3 20 20

Name: Borden & Long Properties

Address: 100 N Nash Kaufman Tx

City & State: Kaufman Tx

Phone #: 972 932 3422

COMMENTS:

RE: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 50.31 acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Planned Development-1 ("PD-1") to a Planned Development with a base zoning of Commercial ("C") District, for expansion of the school, said property being generally located on the north-east corner of South Houston Street and State Highway 34. (Property ID 189566). (Case No: Z-06-25)

☒ I AM IN FAVOR ☐ I OBJECT

Email Address: _____

Thomas Borden III
NAME PRINTED

Thomas Borden III
SIGNATURE

ORDINANCE O-11-25

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING CHAPTER 9A, "ZONING ORDINANCE", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, AND THE OFFICIAL ZONING MAP OF THE CITY IN ORDER TO CHANGE THE ZONING CLASSIFICATION ON AN APPROXIMATE 50.313 ACRE TRACT OF LAND, SITUATED IN THE D. FALCON SURVEY, ABSTRACT NUMBER 151, DEED RECORDS OF KAUFMAN COUNTY, TEXAS AS MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" (THE "PROPERTY") FROM PLANNED DEVELOPMENT DISTRICT NO. 1 ("PD-1") TO PLANNED DEVELOPMENT DISTRICT NO. 32 ("PD-32") WITH A BASE ZONING DISTRICT OF COMMERCIAL ("C") FOR SCHOOL AND ASSOCIATED USES; PROVIDING PD-28 DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT "B"; AND PROVIDING A CONCEPT PLAN ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND A ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, at its regular meeting held on the 1st day of April, 2025, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to rezone an approximate 50.31 acre tract of land (Property ID 189566) from Planned Development District No. 1 ("PD-1") to Planned Development District No. 32 ("PD-32") for school and associated uses, the property being generally located on the northeast corner of South Houston Street and State Highway 34, such tract being a part of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"); and

WHEREAS, PD-32 includes specific Planned Development Standards, as depicted on **Exhibit “B”**; and the Concept Plan as depicted on **Exhibit “C”**; each of which are attached hereto and incorporated herein, and reviewed as part of Case No. Z-06-25 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 28th day of April 2025, the City Council held a public hearing for the proposed request to rezone the Property from Planned Development-1 (“PD-1”) to Planned Development-32 (“PD-32”) with a base Zoning District of Commercial (“C”); and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed Planned Development-32 (“PD-32”) zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. That Chapter 9A, “Zoning Ordinance” of the Code of Ordinances of the City of Kaufman and the Official Zoning Map are hereby amended to reflect the change in zoning designation for the approximate 50.31 acre tract of land situated in the D. Falcon Survey, Abstract No. 151, Deed Records of Kaufman County, Texas, in the City of Kaufman, Texas, as more specifically described and depicted in **Exhibit “A”** (the “Property”) to rezone the Property from Planned Development-1 (“PD-1”) to Planned Development-32 (“PD-32”) with a base Zoning District of Commercial (“C”). The Property (current Property ID 189566) is generally located on the northeast corner of South Houston Street and State Highway 34 City of Kaufman, Texas. The Property shall be developed and uses shall be allowed in accordance with specific Planned Development Standards as depicted on **Exhibit “B”**, and in accordance with the Concept Plan as depicted on **Exhibit “C”**. Each of the foregoing Exhibits are attached hereto and incorporated herein.

SECTION 3. ZONING MAP AMENDMENT. The official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the establishment of the zoning classification of the Property as Planned Development District No. 32, (“PD-32”) with a base Zoning District of Commercial (“C”) thereon.

SECTION 4. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this 28th day of April 2025.

JEFF JORDAN, MAYOR

ATTEST:

JESSIE HANKS, CITY SECRETARY

APPROVED AS TO FORM:

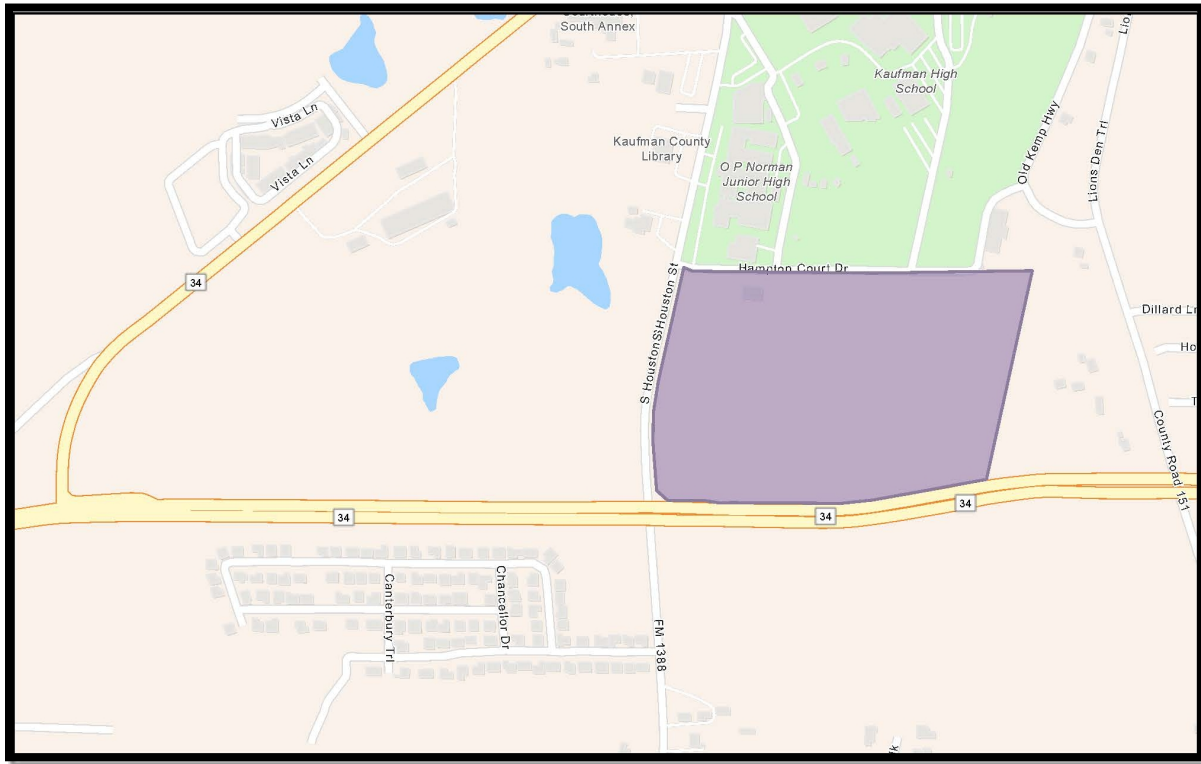
PATRICIA A. ADAMS, CITY ATTORNEY

“EXHIBIT A” Property Description

Z-06-25

Property ID 189566

Location Map



“EXHIBIT A” Property Description

Z-06-25

Property ID 189566

Property Description

BEING all of a called 50.313 acre tract of land situated in the D. Falcon Survey, Abstract Number 151, Kaufman County, Texas described by deed to Kaufman Independent School District as recorded in Volume 4527, Page 427 of the Deed Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 50.313 acre tract and the southwest corner of Lot 1, Block 1, Kaufman High School Addition, an addition to the City of Kaufman as recorded in Cabinet 2, Page 579 of the Plat Records of Kaufman County, Texas and lying on the west right-of-way of South Houston, also known as F.M. Highway No. 1388, a variable width right-of-way;

THENCE North 88 degrees 13 minutes 15 seconds East, along the north line of said 50.313 acre tract and the south line of said Lot 1, Block 1, a distance of 1878.37 feet to a 1/2 inch iron with cap stamped “SUMMIT” found for the northeast corner of said 50.313 acre tract and the southeast corner of said Lot 1, Block 1, also lying on the west line of a called 6.173 acre tract of land described by deed to Kaufman HWY 34 Horizon LLC as recorded in Volume 8581, Page 416 of the Deed Records of Kaufman County, Texas;

THENCE South 11 degrees 05 minutes 09 seconds West, along the east line of said 50.313 acre tract and the west line of said 6.173 acre tract, a distance of 1120.54 feet to a 3/8 inch iron rod found for the southeast corner of said 50.313 acre tract and the southwest corner of said 6.173 acre tract, also lying on the north right-of-way of State Highway 34 according to a called 9.6409 acre tract to the State of Texas (Parcel 4) recorded in Volume 5003, Page 116 of the Deed Records of Kaufman County, Texas;

THENCE along the north right-of-way of said State Highway 34 the following courses and distances:

South 78 degrees 35 minutes 27 seconds West, a distance of 560.55 feet to a TXDOT Aluminum Monument disk found for corner at the beginning of a curve to the right;

With a curve to the right having a radius of 1930.00 feet, a central angle of 10 degrees 48 minutes 38 seconds, an arc length of 364.15 feet, a chord bearing of South 83 degrees 59 minutes 47 seconds West, a distance of 363.61 feet to a TXDOT Aluminum Monument disk found for corner;

South 89 degrees 24 minutes 06 seconds West, a distance of 513.01 feet to a TXDOT Aluminum Monument disk found for corner;

North 84 degrees 51 minutes 33 seconds West, a distance of 100.00 feet to a TXDOT Aluminum Monument disk found for corner;

South 89 degrees 24 minutes 06 seconds West, a distance of 180.00 feet to a TXDOT Aluminum Monument disk found for corner at the southerly end of a corner clip of said State Highway 34;

THENCE North 55 degrees 54 minutes 49 seconds West, a distance of 80.01 feet along said corner clip to a TXDOT Aluminum Monument disk found for the northerly end of said corner clip lying on the west right-of-way of said F.M. Highway No. 1388;

THENCE along the west right-of-way of said F.M. Highway No. 1388 the following courses and distances:

North 05 degrees 19 minutes 07 seconds West, a distance of 252.79 feet to a concrete monument found for corner at the beginning of a curve to the right;

With a curve to the right having a radius of 1103.60 feet, a central angle of 16 degrees 37 minutes 54 seconds, an arc length of 320.35 feet, a chord bearing of North 02 degrees 59 minutes 50 seconds East, a distance of 319.23 feet to a 1/2 inch iron rod found for corner;

“EXHIBIT A” Property Description

North 11 degrees 18 minutes 42 seconds East, a distance of 584.52 feet to the POINT OF BEGINNING containing 2,191,702 square feet, or 50.313 acres of land.

“EXHIBIT B” Planned Development Standards

Purpose: The purpose of the development is to provide additional public education facilities to a 50.31-acre site. The public education additions will include a new middle school building, tennis courts, a multi-sport playing field with track, concession building at track, agricultural barn, and future career & technical education facility.

This project will be in compliance with the City of Kaufman Zoning Ordinance adopted March 19, 2007, as amended, which shall govern any regulations not specified herein.

Conformance with the City’s Zoning Ordinance and Development Standards: Except as otherwise set forth in these Development Standards, the regulations of the City’s Zoning Ordinance, as it exists or may be amended, and the City’s Development Standards, as it exists or may be amended, shall apply.

1. PERMITTED USES:

- a. School, public or parochial and their associated uses, such as football fields, tracks, tennis courts, agriculture barns, bus barns, concession stands, etc.

2. AREA REGULATIONS:

a. Size of Yards:

- i. **Minimum Front Yard** – Twenty-five feet (25’)
- ii. **Minimum Side Yard** – Fifteen feet (15’): twenty-five feet (25’) if adjacent to a street. The side or rear setback, whichever is adjacent to a residential zoning district or property line, shall observe a setback equal to a 3:1 slope from the residential property line, three feet (3’) of setback for each one foot (1’) of height, with exception if the adjacent property has a School, public use.
- iii. **Minimum Rear Yard** – Twenty feet (20’)

b. Parking Regulations:

- i. School, secondary or middle (grades 7-8): One (1) parking space for each twelve (12) students (design capacity)
- ii. Assembly Areas: One (1) parking space for each four (4) seats

3. SPECIAL REQUIREMENTS:

- a. Outside storage is permitted and shall not be visible from any public street
- b. In lieu of a masonry screen wall, alternative equivalent screening shall be permitted in accordance with Section 38 of the City of Kaufman Zoning Ordinance adopted March 19, 2007
 - i. Screening shall be required between the Developer’s/Owner’s property and any adjacent residential property or residential zoning district with exception to properties in a residential zoning district with a school, public or parochial use.

4. LANDSCAPE REQUIREMENTS:

- a. A maximum of 10% of ‘Required Trees’ and ‘Required Shrubs’ may be placed onsite outside the street frontage landscape buffer yard.

5. SUPPLEMENTAL REGULATIONS:

- a. In accordance with Texas House Bill 2439, minimum building façade standards shall not apply.

“EXHIBIT B” Planned Development Standards



www.tnplinc.com
engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

March 28, 2025

City of Kaufman
Joy Henderson
Planner
209 South Washington Street

RE: Z-06-25 – PD-29 – Parking Regulations

Ms. Henderson,

Included with PD-29 (Z-06-25), Kaufman ISD requests proposed parking regulations allowing a parking ratio of one (1) parking space per four (4) seats for school assembly areas such as track, field, auditorium, gymnasium, etc...

In the City's Zoning Ordinance, assembly area parking regulations require one (1) parking space per four (3) seats.

Typically, school assembly areas do not require the same parking requirements as private assembly areas. For track, field, and gymnasium events for example, it is estimated that attendance for most events will be 80% of capacity. In addition, it is estimated that 10% of attendees will be dropped off. When these factors are considered, a 1:4 parking ratio becomes sufficient (see example below).

Assume 1,000 seat capacity track/field event

Current Zoning Parking Regulations (assembly area) (1 parking space for each 3 seats)

$$1,000 \text{ seats} * (1 \text{ space} / 3 \text{ seats}) = 334 \text{ spaces}$$

Proposed Zoning Parking Regulations (track, field, auditorium, gymnasium and other school related assembly (1 parking space for each 4 seats)

$$1,000 \text{ seats} * (1 \text{ space} / 3 \text{ seats}) = 334 \text{ spaces}$$

$$334 \text{ spaces with } 80\% \text{ attendance} = 268 \text{ spaces}$$

$$334 \text{ spaces with } 10\% \text{ drop-off reduction} = 33 \text{ spaces}$$

$$268 \text{ spaces} - 33 \text{ spaces} = 235 \text{ required spaces}$$

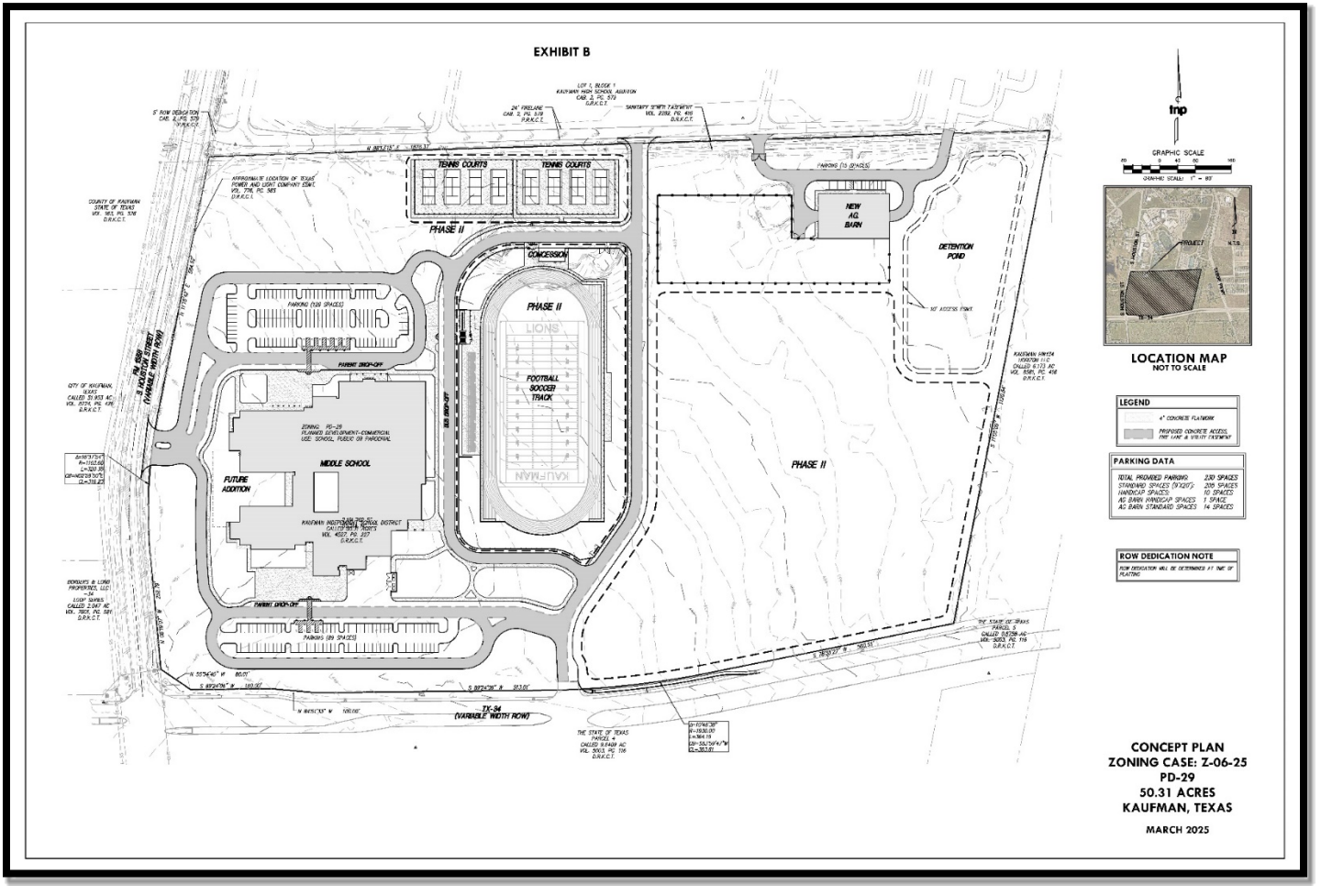
$$1,000 \text{ seats} / 235 \text{ spaces} = 1 \text{ space for each } 4.26 \text{ seats}$$

If you have any questions or if you require any additional information, please let me know

Sincerely,

Joel Richey, PE
Senior Project Manager, Associate
tnp

TNP Firm Registrations
Texas Board of Professional Engineers and Land Surveyors | Engineering Firm No. F-230 | Surveying Firm No. 10011600 | 10194381 | 10011601
Texas Board of Architectural Examiners Firm No. BR 2673





Meeting
Date: 4/28/2025

Date: 04/07/2025

Item #: 22.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of two (2) members to the Parks and Recreation Board for an unexpired term to expire in March 2026.

BACKGROUND:

There are two vacancies on the Parks and Recreation Board. Staff has received three applications from Richard Todd Archer, Cheyanne Baker, and Anthony Dunn.

Therefore, the procedure for considering the appointment of a Parks and Recreation Board member is as follows: A simple majority of the Council, four votes, is necessary to make a nomination for the appointment of a prospective member. Any member of the Council may make a nomination for appointment.

Procedurally, the Council should adhere to the process as outlined below:

- Council will vote for the appointment of a member to the Parks and Recreation Board for an unexpired term to expire in March 2027.
- If the nominee does not attain a simple majority of the Council (four votes), they will not serve as a member.
- Any Council Member can make a nomination for consideration.
- If the nominee then receives a simple majority of the votes by the Council (four votes), that individual will be appointed to serve as a member.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff is seeking Council direction regarding the appointment of two (2) members to the Parks and Recreation Board for an unexpired term to expire in March 2026.



**BOARD OR COMMISSION
CANDIDATE APPLICATION FOR APPOINTMENT**

Which of the City's Boards/Commissions are you interested in serving on?

- | | |
|--|---|
| ☐ Kaufman Economic Development Corp. | ☐ Keep Kaufman Beautiful Board |
| ☐ Planning and Zoning Commission | ☐ Other (Please specify in space below.) |
| ☐ Board of Adjustment | |
| ☒ Parks and Recreation Board | |
| ☐ Downtown Development Advisory Board | |

Name: Cheyenne Baker
Home Address: 9168 Diamond Ave. Kaufman Tx, 75142
Home Phone #: 972-268-0281
*E-mail Address: cheyenne@foreverfamielstx.org

Date Submitted: 3/25/2025
Occupation: Social Worker
Employer: Celebrate Forever Families
Work Phone #: 903-498-1076

Kaufman resident for 23 years.

Qualified Voter: Yes ☒ No ☐

Are you related to any of the City Council members or the City Manager? Yes ☐ No ☒
If so, please give the name of the person you are related to and your relation to that person.

Name

Relationship

Highest Education Level Completed, School Attended and Year Graduated: (High School/College)
Masters Degree in Social Work, Texas A&M University - Commerce, 2024

Boards/Commissions/Committees you have previously served on:	Dates
TAMUC Advocacy Team - Treasurer	2022-2023
_____	_____
_____	_____

Professional and/or Community (Civic) Activities:

Crisis Advocate and case management for victims of Domestic Violence in Kaufman County.

Skills, Hobbies, or Talents:

Advocacy, Group-minded thinking and Community Engagement.

Cheyenne B
Signature



**BOARD OR COMMISSION
CANDIDATE APPLICATION FOR APPOINTMENT**

Which of the City's Boards/Commissions are you interested in serving on?

- | | |
|--|---|
| ☐ Kaufman Economic Development Corp. | ☐ Keep Kaufman Beautiful Board |
| ☐ Planning and Zoning Commission | ☐ Other (Please specify in space below.) |
| ☐ Board of Adjustment | |
| ☒ Parks and Recreation Board | |
| ☐ Downtown Development Advisory Board | |

Name: Richard Todd Archer
 Home Address: 1104 S. Houston Street
 Home Phone #: 903-268-3070
 *E-mail Address: scout197059@gmail.com

Date Submitted: _____
 Occupation: Retired
 Employer: N/A
 Work Phone #: N/A

Kaufman resident for 12 years.

Qualified Voter: Yes ☒ No ☐

Are you related to any of the City Council members or the City Manager? Yes ☐ No ☒
 If so, please give the name of the person you are related to and your relation to that person.

_____	_____
Name	Relationship

Highest Education Level Completed, School Attended and Year Graduated: (High School/College)

High School - 1991 College - 2023

Boards/Commissions/Committees you have previously served on:

Dates

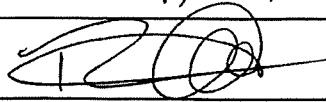
<u>N/A</u>	
_____	_____
_____	_____
_____	_____

Professional and/or Community (Civic) Activities:

Church based activities

Skills, Hobbies, or Talents:

leadership, logistics, communication, writing.


 Signature

Follow up Tim 4/8/2025



BOARD OR COMMISSION
CANDIDATE APPLICATION FOR APPOINTMENT

Which of the City's Boards/Commissions are you interested in serving on?

- | | |
|--|---|
| ☐ Kaufman Economic Development Corp. | ☐ Keep Kaufman Beautiful Board |
| ☐ Planning and Zoning Commission | ☐ Other (Please specify in space below.) |
| ☐ Board of Adjustment | |
| ☒ Parks and Recreation Board | |
| ☐ Downtown Development Advisory Board | |

Name: <u>ANTHONY DUNN</u>	Date Submitted: <u>MARCH 26, 2025</u>
Home Address: <u>2277 CEDAR RIDGE DR</u>	Occupation: <u>RETIRED</u>
Home Phone #: <u>214-557-8754</u>	Employer: _____
*E-mail Address: <u>TOUCHDOWN20@VERIZON.NET</u>	Work Phone #: _____

Kaufman resident for <u>3.5</u> years.	Qualified Voter: Yes ☒ No ☐
--	--

Are you related to any of the City Council members or the City Manager? Yes ☐ No ☒
If so, please give the name of the person you are related to and your relation to that person.

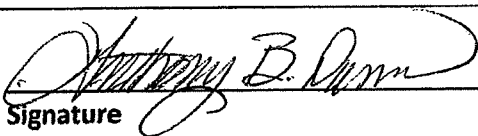
Name	Relationship

Highest Education Level Completed, School Attended and Year Graduated: (High School/College)
BBA MANAGEMENT / MATHEMATICS - STEPHEN F. AUSTIN STATE UNIVERSITY - MAY 1988

Boards/Commissions/Committees you have previously served on:	Dates
<u>CEREBELLY INC. BOARD MEMBER + VICE PRESIDENT</u>	<u>SEP 2021 - AUG 2024</u>
<u>KELLER, TX SOCCER ASSOCIATION</u>	<u>2004 - 2011</u>

Professional and/or Community (Civic) Activities: 32 YEAR CAREER WITH FORTUNE 500 CPG AS AN EXECUTIVE LEADING TEAMS WITH RESPONSIBILITY FOR EXTERNAL MANUFACTURING RESULTS SPANNING NORTH AMERICA. (LINKEDIN - TONY DUNN)

Skills, Hobbies, or Talents:
FISHING, DISC GOLF, GUITAR, COOKING, CONSTRUCTION, AUTOMOTIVE, FIXING BROKEN THINGS!


Signature

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	Comp Plan	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Film Friendly Designation	Admin/KEDC	TBD	9/1/2023	Working w/ Chamber of Commerce	2,3
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks & Rec	TBD	12/10/2019	Construction Underway	4,5
Comprehensive Plan	Admin		8/26/2020	Pusuing Grant Opportunities	2,3,4,5
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 & 2 complete. Start Phase 3.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 2 Under Construction	2,4,5
Connector Road	Admin		4/29/2021	County project underway	2,3,5
Northeast Utility Project	Admin/PW		9/17/2021	Phase 1 Constructed	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
Kings Fort Park	PW/Admin		7/27/2022	On hold	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Arts Council	Admin	TBD	3/15/2023	Public Private Partnership	3,4
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
Crestview/Royal Reconstruction	Public Works		9/1/2023	NTP January 27, 2025	5
Phillip's Drainage	Public Works		9/1/2023	NTP January 27, 2025	5
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Impact Fees	Admin		7/16/2024	Scope and Fee Proposal from TNP	2,4,5
Public Works Facility	Admin		7/16/2024	Working on Site Plan	5
WWTP	PW/Admin		7/16/2024	Schneider IGA approved June 2024	2,4,5
TxDOT Property	Admin/EDC		1/30/2024	City closed on the property and working with developer	2,5
Heritage Park	Admin	TBD	1/23/2025	Possible City Park	2,3

Discussion Item Report (DIR)
Completed

**DISCUSSION ITEMS REPORT (DIR)
COMPLETED**

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	elopment Serv	01/28/2019 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks & Rec	8/5/2019	10/23/2018	Aproved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract Finanlized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2

Discussion Item Report (DIR
Completed

Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	Completed	4
Digital Gateway Signage	Admin	TBD	8/17/2020	Could not get an approved site	2,3
Former Senior Center Demo	Development Serv		11/8/2021	Property sold and closed 12/29/22	4
Sports Complex Football Fields/Lighting/	PW/Admin		9/23/2022	Complete	3,4
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Splash Pad	Parks & Rec	TBD	10/23/2018	Completed	2,3,4
Body Cameras	PD		2/2/2021	Completed	1,3,5
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Completed	3,4,5
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	Completed	5
North & South Water Tower Rehab	Public Works		1/29/2021	Completed	4,5
Becker-Jiba Water Contract	Admin		1/30/2024	Approved	3,5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	1,2,5
E. 1st North	Public Works		9/1/2023	Complete	5
South Pointe	Development Serv		2/3/2021	City recovered the property	2,3,4



DATE: April 4, 2025

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: March 2025 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,480	2,893	2,361	2,211	2,072	2,187	2,510						16,714
Days of Service	20	23	19	20	19	19	21						141
Avg. Daily Trips	124	126	124	112	112	112	112						119
Elderly & Disabled Trips	2,038	2,457	1,979	1,867	1,776	1,787	2,102						14,006
E&D Percentage	82%	85%	84%	84%	86%	82%	84%						84%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	56	102	96	57	49	59	81						500
Forney	832	994	769	694	647	721	742						5,399
Kaufman	325	392	269	315	302	300	360						2,263
Kemp	51	47	30	37	50	59	70						344
Mabank	17	35	14	18	14	12	15						125
Scurry	15	7	14	5	10	12	24						87
Terrell	1,184	1,316	1,169	1,085	1,001	1,024	1,218						7,997

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	1,611	1,755	2,001	1,901	1,908	1,939	2,128						13,243
Days of Service	20	23	19	20	21	19	21						143
Avg. Daily Trips	81	76	105	95	91	102	101						93
Median Wait Time (mins)	17.96	16.33	13.35	15.83	17.12	17.58	16.64						16.40

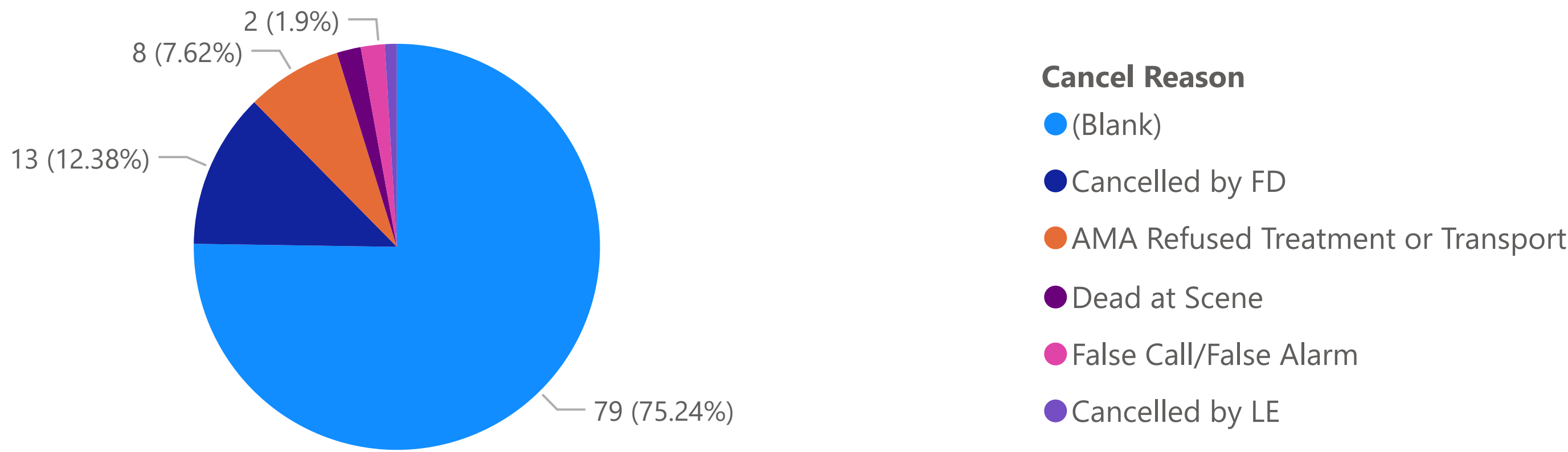
Total Requested Boardings ⓘ	Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	
2808	2128	1.15	675	80	24.08 %	2.85 %	
Total Requests ⓘ	Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ
2567	1942	5	620	75	8.79	14.47 min	4.79 mi
Mean Wait Time ⓘ	Median Wait Time ⓘ	Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Bookings from IVR ⓘ	Bookings from AI Voice ⓘ
26.56 min	16.64 min	33.83 %	65.65 %	0 %	0 %	0 %	0.52 %
Bookings from AI Chat ⓘ	Bookings from Open Bookings ⓘ	Avg. # Riders per Request ⓘ					
0 %	0 %	1.1					

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	67	72	57	116	82	81	116						591
Forney	773	993	1,120	1,145	1,094	1,132	1,131						7,388
Terrell	670	690	620	624	732	726	881						4,943

City of Kaufman Compliance

Priority▲	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P1	29	20	3	90%	69%
City of Kaufman P2	100	42	8	92%	42%
City of Kaufman P3	33	17	2	94%	52%
Total	162	79	13	92%	49%

Cancel Reason



Dropoff Facilities

Dropoff Fac	Count of Transport▼	% of Destination
Texas Health Kaufman (KAUF)	53	67%
Baylor Scott & White - Dallas (DBMC)	6	8%
Non Facility	5	6%
Baylor Scott & White - Sunnyvale (SUNV)	3	4%
Children's Medical Ctr (DCMC)	3	4%
Dallas Regional Medical Center (MDR1)	3	4%
Texas Health Dallas (DPMC)	2	3%
Texas Health Rockwall (RKPH)	2	3%
Hunt Regional Quinlan (QUIN)	1	1%
VA Dallas (DVAM)	1	1%
Total	79	100%

Fractile

Fractile Bin	Count of Transport
	35
1) <5 minutes	67
2) 5 to 10 Minutes	40
3) 10 to 20 minutes	12
4) 20 to 30 minutes	5
5) over 30 minutes	3
Total	162

Average Response Time

Average Response Time

00:07:18



TransferID	Date of Service	Status	Tags	Cancel Reason	Exception	Pickup Address
2560332	Saturday, March 01, 2025	Complete			Exception	20571 N State Highv
2560488	Saturday, March 01, 2025	Complete	Crew Delay (See Notes)		Exception	7753 Hollow Ct,Terre
2560771	Saturday, March 01, 2025	Complete			Exception	1000 Reeder Ln,Forn
2560922	Saturday, March 01, 2025	Cancelled: Open	Late Notification Made	ETA Too Long	Exception	757 E US Highway 80
2561342	Saturday, March 01, 2025	Complete			Exception	561 Ridgecrest Rd,Fc
2561465	Saturday, March 01, 2025	Cancelled: After Scene		ETA Too Long	Exception	757 E US Highway 80
2561834	Sunday, March 02, 2025	Complete			Exception	1920 Canterbury Dr,!
2561885	Sunday, March 02, 2025	Complete	OLOS, PCS Received, Under 350 lbs		Exception	850 Ed Hall Dr,Kaufn
2562096	Sunday, March 02, 2025	Complete			Exception	6202 Old Bridge Way
2562536	Sunday, March 02, 2025	Cancelled: After Scene		Dead at Scene	Exception	1900 E Highway 175,
2562665	Sunday, March 02, 2025	Complete			Exception	2128 Nottingham Dr
2562703	Sunday, March 02, 2025	Cancelled: Open	Late Notification Made	ETA Too Long	Exception	757 E US Highway 80
2562963	Sunday, March 02, 2025	Complete	OLOS, PCS Received, Under 350 lbs		Exception	850 Ed Hall Dr,Kaufn
2565396	Monday, March 03, 2025	Complete			Exception	1100 River Oak Dr,Ka
2565685	Monday, March 03, 2025	Complete	Late-Extended Distance		Exception	11641 Betty Ln,Kaufr
2566076	Monday, March 03, 2025	Complete	Late Notification Made, Late-No Units Available, OLOS, PCS Received, Under 350 lbs		Exception	850 Ed Hall Dr,Kaufn
2566183	Monday, March 03, 2025	Cancelled: After Scene	Late Notification Made	ETA Too Long	Exception	757 E US Highway 80
2566683	Tuesday, March 04, 2025	Complete			Exception	14248 County Road
2566726	Tuesday, March 04, 2025	Complete	Dispatch Delay - Crew Activation, Late Notification Made		Exception	757 E US Highway 80
2567181	Tuesday, March 04, 2025	Complete			Exception	109 Tejas Dr,Terrell,T
2567393	Tuesday, March 04, 2025	Complete			Exception	109 Tejas Dr,Terrell,T
2567740	Tuesday, March 04, 2025	Complete	Crew Delay (See Notes)		Exception	16977 Fm-2613,Kem
2568135	Tuesday, March 04, 2025	Complete			Exception	1830 Sandlin Dr,Forr
2568450	Tuesday, March 04, 2025	Complete	Late Notification Made		Exception	850 Ed Hall Dr,Kaufn
2568646	Tuesday, March 04, 2025	Complete	Late Notification Made, Late-Delayed Previous Call, OLOS, PCS Received, Under 350 lbs		Exception	850 Ed Hall Dr,Kaufn
2568779	Tuesday, March 04, 2025	Complete	Late Notification Made, OLOS, PCS Received, Under 350 lbs		Exception	850 Ed Hall Dr,Kaufn
2569266	Wednesday, March 05, 2025	Complete			Exception	4141 Fm 2728,Kaufn
2570556	Wednesday, March 05, 2025	Complete			Exception	6940 Shady Ln,Scurr
2571079	Wednesday, March 05, 2025	Cancelled: Open		ETA Too Long	Exception	757 E US Highway 80
2571879	Thursday, March 06, 2025	Complete			Exception	1003 Mule Deer Rd,F
2571928	Thursday, March 06, 2025	Complete			Exception	1093 Canterbury Ln I

KAUFMAN FIRE DEPARTMENT Monthly Report

March 2025



FIRE PREVENTION



2

Development
Plans Reviewed



48

Fire Safety
Inspections



5:45

Average
Response Time



125

KIDS AND CITIZENS
FIRE PREVENTION PRESENTATIONS

TRAINING

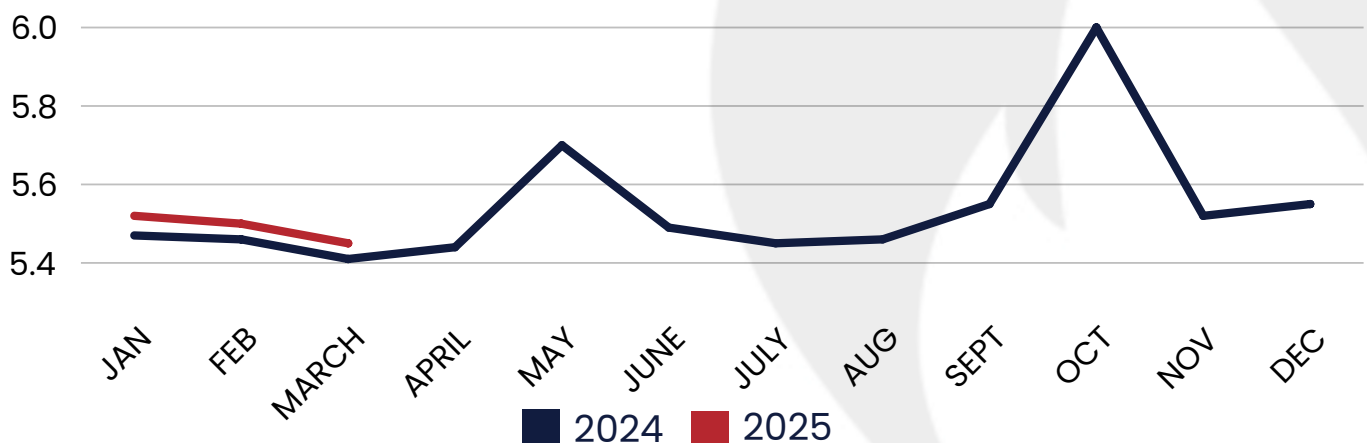
Fire

- Electric Vehicle Fire and Extrication

EMS

- Burns and Proper Care

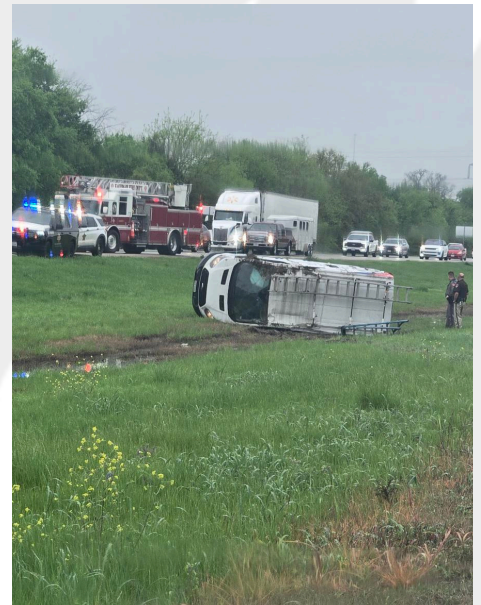
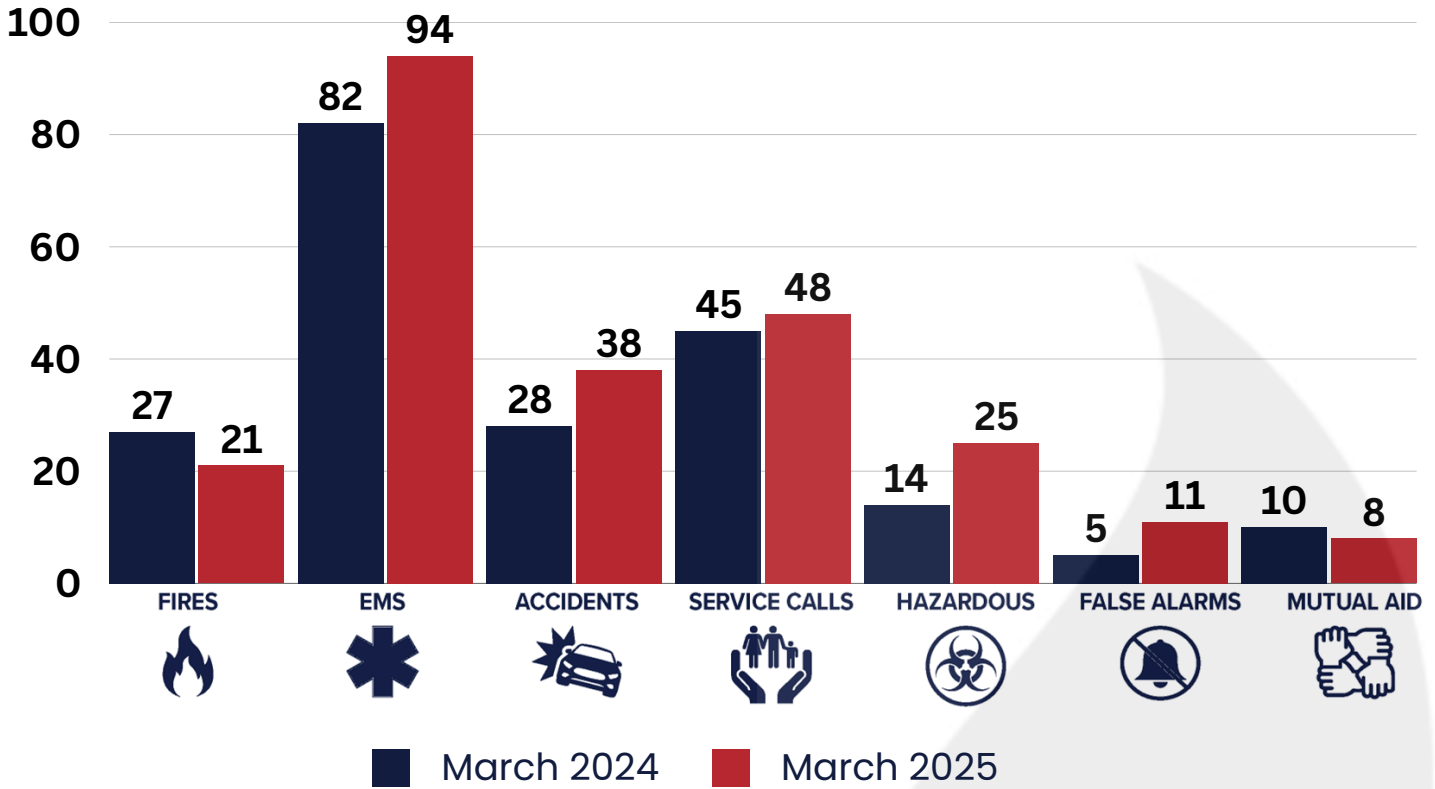
RESPONSE TIME TREND



Monthly Report



Call Volume by Major Category



KAUFMAN POLICE DEPARTMENT MONTHLY REPORT



MARCH 2025



EVENTS ATTENDED

- Homeless Coalition Action
- Lions Club
- Leadership Kaufman County
- Flock Camera Grant Implementation
- Kaufman County Leadership Prayer Lunch
- The Center Car Show

TRAINING

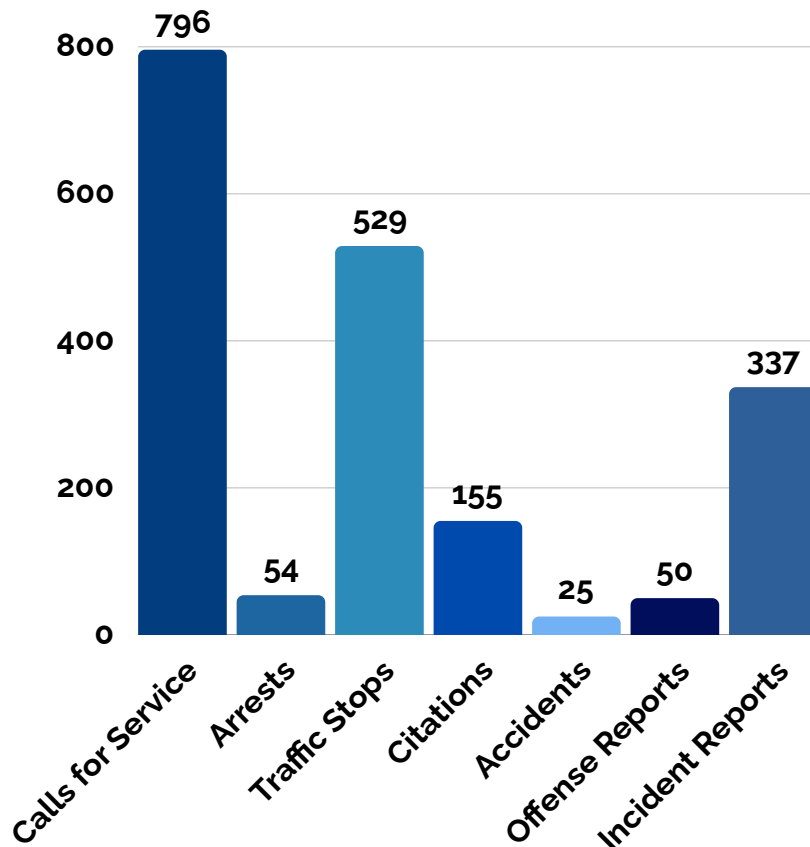
- Captain Leftwich assisted in ALERRT Training
- Officer Gutierrez attended ALERRT Instructor school
- ACO Norris attended Dangerous Dog Investigator course
- Sgt Huddle completed Child Abuse Inv, Missing & Exploited persons, and Use of Force training
- Captain Leftwich and Sgt Stastny earned Master Peace Officer certifications





MONTHLY REPORT

PATROL DIVISION



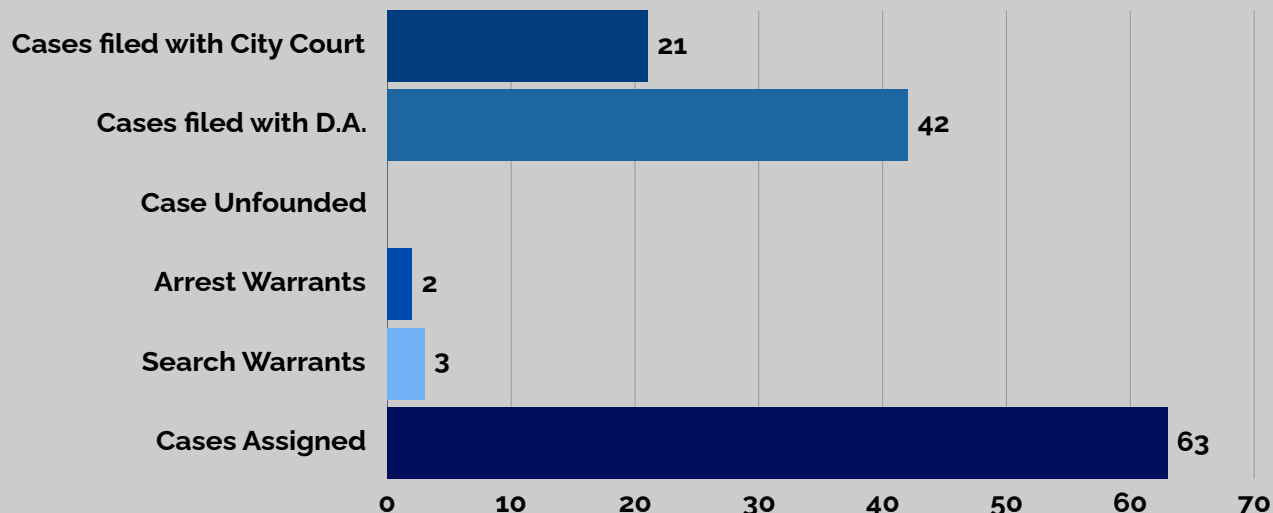
Response Time

4.32

Security Checks

2,109

CRIMINAL INVESTIGATION DIVISION





MONTHLY REPORT

CODE COMPLIANCE



88
Total
Violations



41
Cases
Opened/
First Notice
Sent



4
Second
Notice
Sent



2
Cases
Sent to
Court



61
Cases
Closed

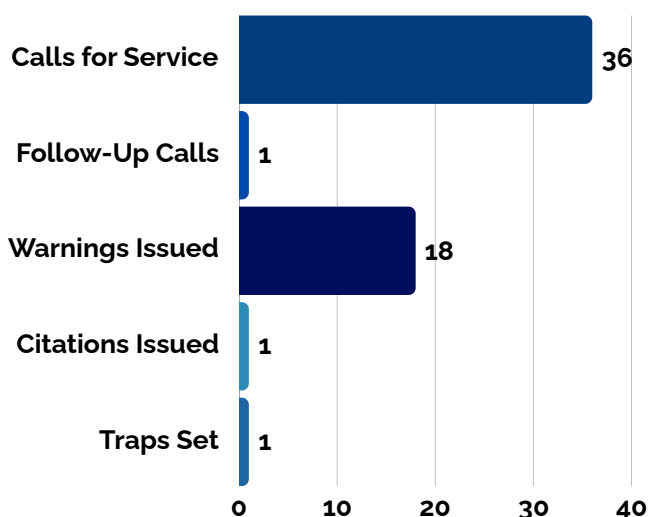


35
Active
Cases



ANIMAL SERVICES

SUMMARY OF ACTIVITY



Animals Captured



- On Calls - 7
- On View - 0
- Non-Domestic - 2

Animals Turned Over



- To Owner - 0
- To Humane Society - 7



Deceased Animals
Recovered - 3



MONTHLY REPORT

Year to Date Comparison Report

01/01/2025 - 03/31/2025

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	0	0	0.00	0	-
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	4	4	0.40	21	-80.95%
Aggravated Assault	0	0	0.00	3	-100.00%
Intimidation	2	2	0.20	0	-
Simple Assault	2	2	0.20	18	-88.89%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	0	0	0.00	5	-100.00%
Counterfeiting/Forgery, Total	1	0	0.10	1	0.00%
Destruction/Damage/Vandalism of Property, Total	3	0	0.30	10	-70.00%
Drug/Narcotic Offenses, Total	14	14	1.41	86	-83.72%
Drug Equipment Violations	6	6	0.61	23	-73.91%
Drug/Narcotic Violations	8	8	0.81	63	-87.30%
Embezzlement, Total	0	0	0.00	0	-
Extortion/Blackmail, Total	0	0	0.00	0	-
Fraud Offenses, Total	1	1	0.10	4	-75.00%
False Pretense/Swindle/Confidence Game	0	0	0.00	2	-100.00%
Credit Card/Automatic Teller Machine Fraud	0	0	0.00	0	-
Welfare Fraud	0	0	0.00	0	-
Wire Fraud	0	0	0.00	0	-
Hacking/Computer Invasion	0	0	0.00	0	-
Identity Theft	0	0	0.00	0	-
Impersonation	1	1	0.10	2	-50.00%
Gambling Offenses, Total	0	0	0.00	0	-
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	0	0	0.00	0	-
Sports Tampering	0	0	0.00	0	-
Gambling Equipment Violations	0	0	0.00	0	-
Homicide Offenses, Total	0	0	0.00	0	-
Murder and Nonnegligent Manslaughter	0	0	0.00	0	-
Negligent Manslaughter	0	0	0.00	0	-
Human Trafficking, Total	0	0	0.00	0	-
Human Trafficking, Commercial Sex Acts	0	0	0.00	0	-
Human Trafficking, Involuntary Servitude	0	0	0.00	0	-
Kidnapping/Abduction, Total	0	0	0.00	0	-
Larceny/Theft Offenses, Total	6	3	0.61	38	-84.21%
Motor Vehicle Theft, Total	0	0	0.00	4	-100.00%
Pornography/Obscene Material, Total	0	0	0.00	0	-



MONTHLY REPORT

Year to Date Comparison Report

01/01/2025 - 03/31/2025



Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	0	0	0.00	0	-
Sex Offenses, Total	0	0	0.00	1	-100.00%
Fondling	0	0	0.00	0	-
Rape	0	0	0.00	1	-100.00%
Sexual Assault with an Object	0	0	0.00	0	-
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Statutory Rape	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	0	0	0.00	2	-100.00%
Weapons Law Violations, Total	1	1	0.10	10	-90.00%
Group A Offense, Total	30	23	3.03	182	-83.52%
Crimes Against Person, Total	4	4	0.40	22	-81.82%
Crimes Against Property, Total	11	4	1.11	64	-82.81%
Crimes Against Society, Total	15	15	1.52	96	-84.38%
Officers Killed or Assaulted YTD	0			0	-





**DEVELOPMENT SERVICES
MONTHLY BUILDING REPORT
MARCH 2025**

	# PERMITS ISSUED	PERMIT FEES	CONSTRUCTION VALUATION
<u>NEW RESIDENTIAL</u>			
Single Family Dwelling	1	\$1,725.00	\$150,000.00
Multi-Family			
<u>OTHER RESIDENTIAL</u>			
Residential Alteration / Remodel	8	\$2,553.55	\$93,500.00
Residential Addition			
Electrical	3	\$306.00	\$5,000.00
Mechanical			
Plumbing	4	\$412.00	\$7,300.00
Irrigation	2	\$200.00	\$8,500.00
Fence	3	\$309.00	\$8,000.00
Swimming Pool			
Accessory Structures	3	\$444.96	\$16,773.00
Demolition			
<u>NEW COMMERCIAL</u>			
New Commercial Building			
<u>OTHER COMMERCIAL</u>			
Commercial Alteration / Remodel	5	\$1,375.74	\$93,304.94
Commercial Addition			
Signs	4	\$1,913.40	\$71,250.00
Electrical	2	\$206.00	\$5,000.00
Mechanical			
Plumbing	1	\$103.00	\$8,000.00
Irrigation	1	\$204.00	\$7,000.00
Demolition			
Swimming Pool			
Fence/Screening Wall			
Certificate Of Occupancy	7	\$1,424.00	
Temporary Use Permit			
TOTALS	44	\$11,176.65	\$473,627.94

May 2025						
◀ April						June ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 Chamber Golf Tournament	6 Planning & Zoning Meeting	7	8	9	10
11	12	13 KEDC	14 Special City Council Meeting – Canvas Election	15 Parks & Rec Meeting	16	17 Shred Day Event
18	19 Regular City Council Meeting	20	21	22	23	24
25	26	27	28	29 Chief Davis Retirement Celebration	30	31

June 2025						
◀ May						July ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Planning & Zoning Meeting	4	5	6	7
8	9	10 KEDC	11	12	13	14
15	16	17	18	19 Parks & Rec Meeting	20	21
22	23 Regular City Council Meeting	24	25	26	27	28
29	30					

July 2025						
◀ June					August ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Planning & Zoning Meeting	2	3	4	5 Red, White, & BOOM
6	7	8 KEDC	9	10	11	12
13	14	15	16	17 Parks & Rec Meeting	18	19
20	21	22	23	24	25	26
27	28 Regular City Council Meeting	29	30	31		